

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: Normandy Park / 49

Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: **696**

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$136,200	\$285,100	\$421,300	\$485,800	86.7%	17.31%
2007 Value	\$152,000	\$320,000	\$472,000	\$485,800	97.2%	17.16%
Change	+\$15,800	+\$34,900	+\$50,700		+10.5%	-0.15%
% Change	+11.6%	+12.2%	+12.0%		+12.1%	-0.87%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.15% and -0.87% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2006 Value	\$147,200	\$292,200	\$439,400
2007 Value	\$164,300	\$329,300	\$493,600
Percent Change	+11.6%	+12.7%	+12.3%

Number of one to three unit residences in the Population: **5228**

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements that are in good condition require a lower adjustment than the overall alone. Improvements with lot sizes over 20,000 square feet are at a lower assessment level and require a higher adjustment than the overall.

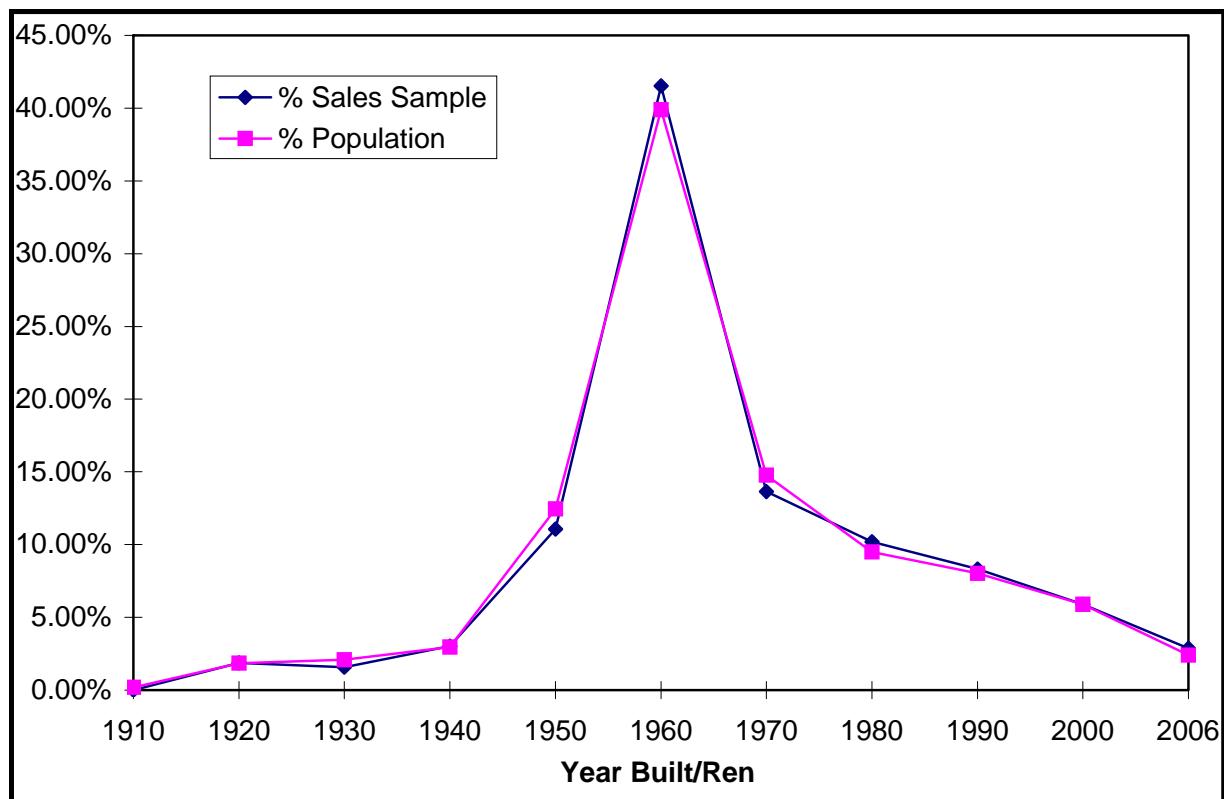
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	13	1.87%
1930	11	1.58%
1940	21	3.02%
1950	77	11.06%
1960	289	41.52%
1970	95	13.65%
1980	71	10.20%
1990	58	8.33%
2000	41	5.89%
2006	20	2.87%
	696	

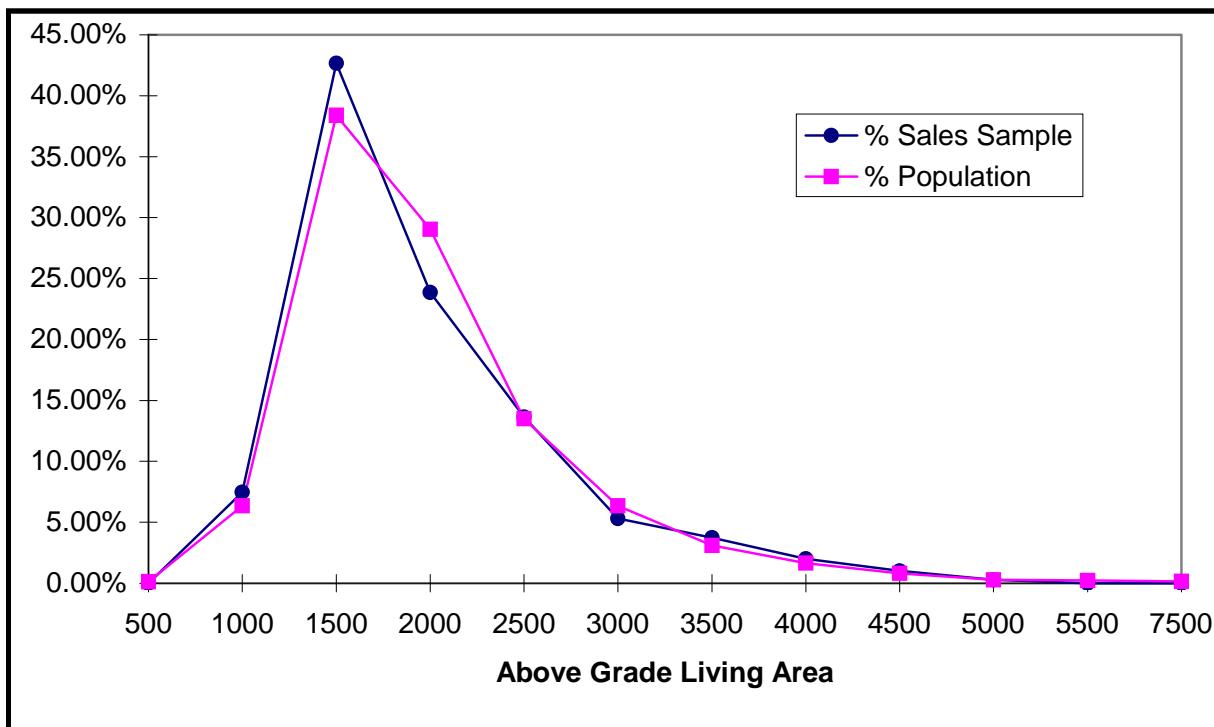
Population		
Year Built/Ren	Frequency	% Population
1910	10	0.19%
1920	97	1.86%
1930	109	2.08%
1940	155	2.96%
1950	651	12.45%
1960	2085	39.88%
1970	772	14.77%
1980	496	9.49%
1990	419	8.01%
2000	308	5.89%
2006	126	2.41%
	5228	



The sales sample frequency distribution follows the population distribution closely with regard to Year Built-Renovated. This distribution is good for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

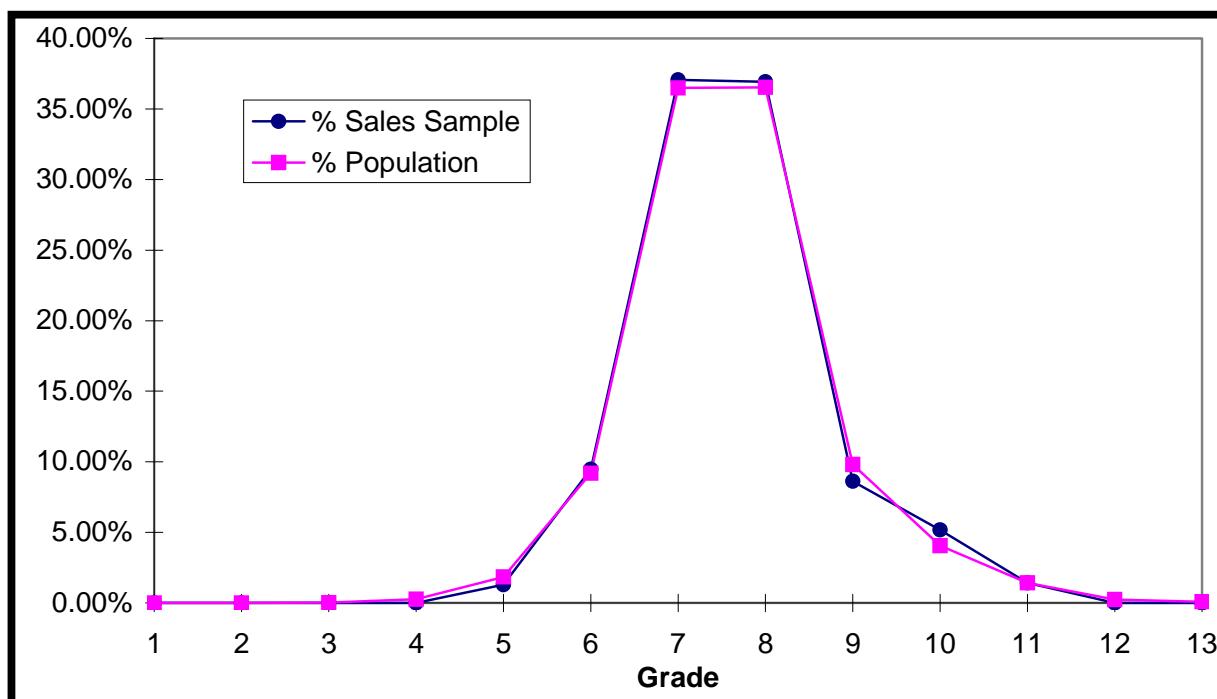
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	6	0.11%
1000	52	7.47%	1000	332	6.35%
1500	297	42.67%	1500	2007	38.39%
2000	166	23.85%	2000	1519	29.06%
2500	95	13.65%	2500	706	13.50%
3000	37	5.32%	3000	332	6.35%
3500	26	3.74%	3500	162	3.10%
4000	14	2.01%	4000	87	1.66%
4500	7	1.01%	4500	42	0.80%
5000	2	0.29%	5000	15	0.29%
5500	0	0.00%	5500	12	0.23%
7500	0	0.00%	7500+	8	0.15%
	696			5228	



The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is good for both accurate analysis and appraisals.

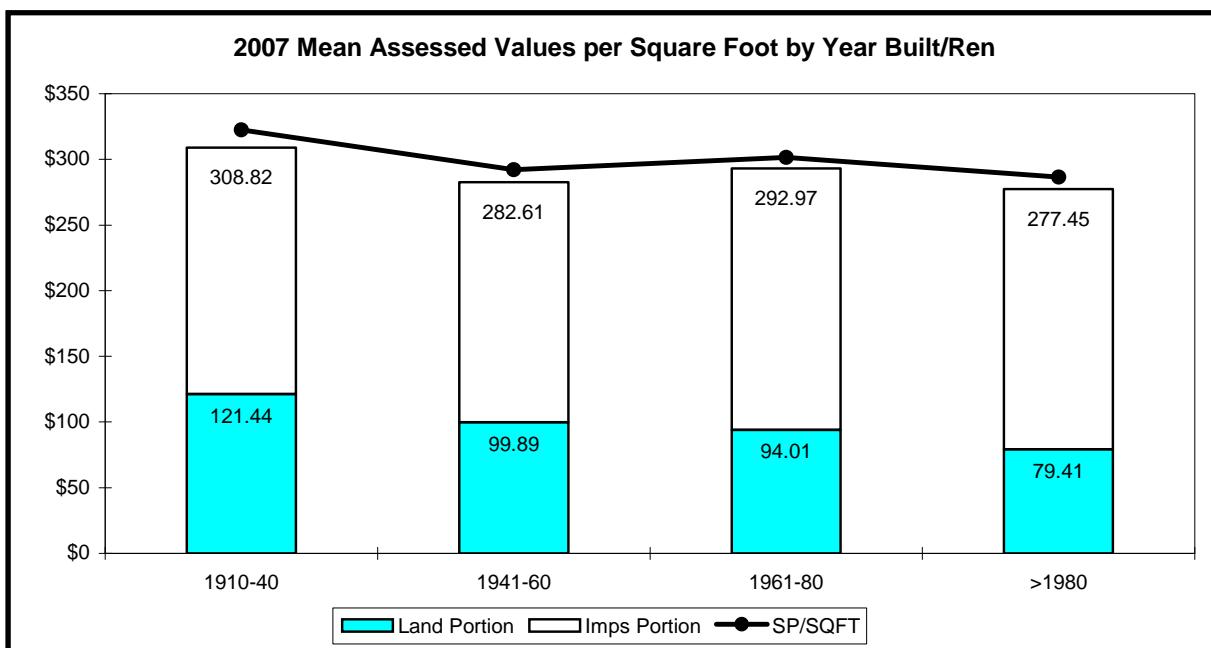
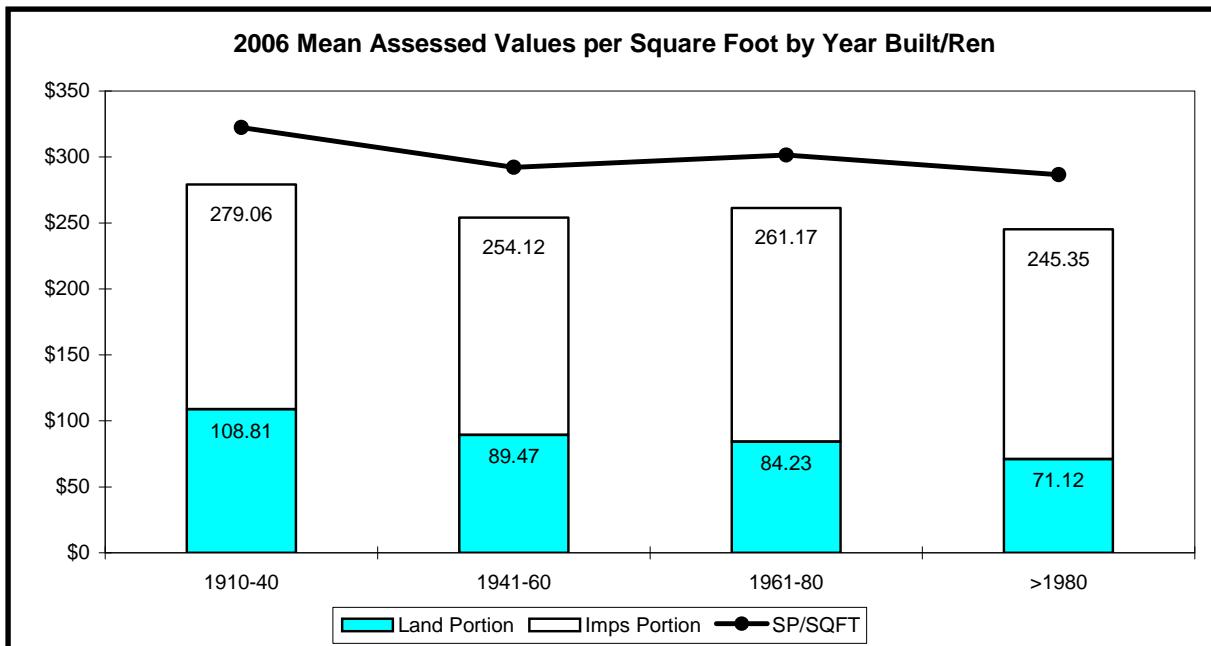
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	14	0.27%
5	9	1.29%	5	96	1.84%
6	66	9.48%	6	481	9.20%
7	258	37.07%	7	1908	36.50%
8	257	36.93%	8	1910	36.53%
9	60	8.62%	9	513	9.81%
10	36	5.17%	10	212	4.06%
11	10	1.44%	11	75	1.43%
12	0	0.00%	12	13	0.25%
13	0	0.00%	13	5	0.10%
	696			5228	



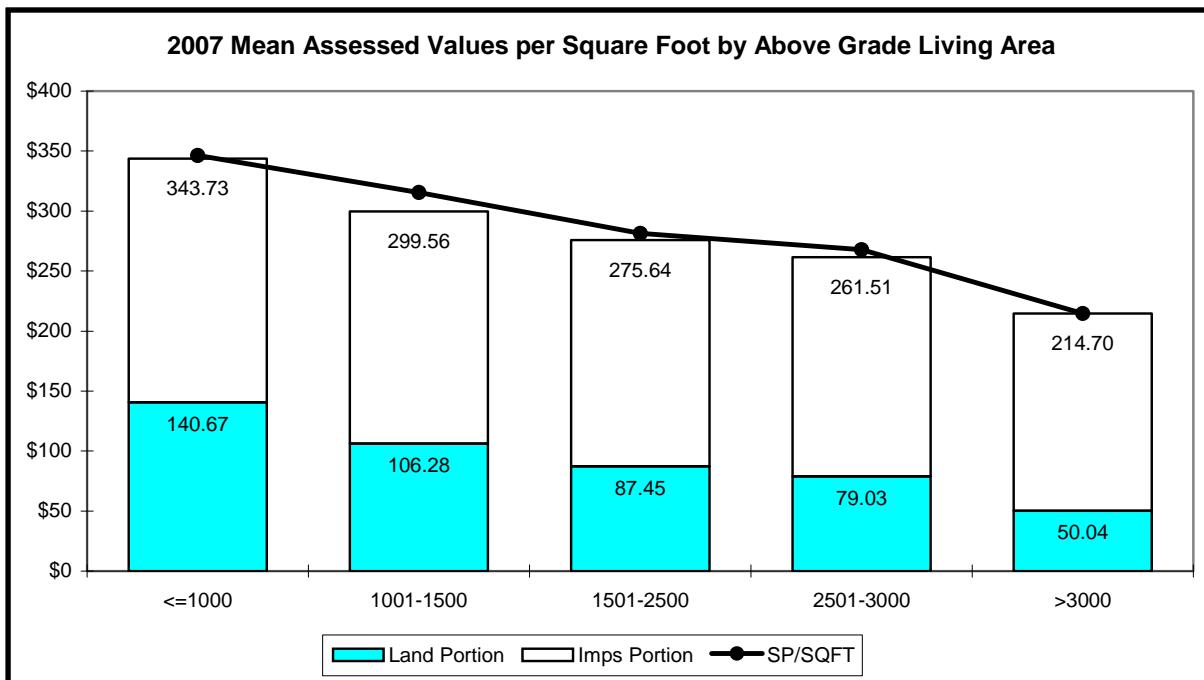
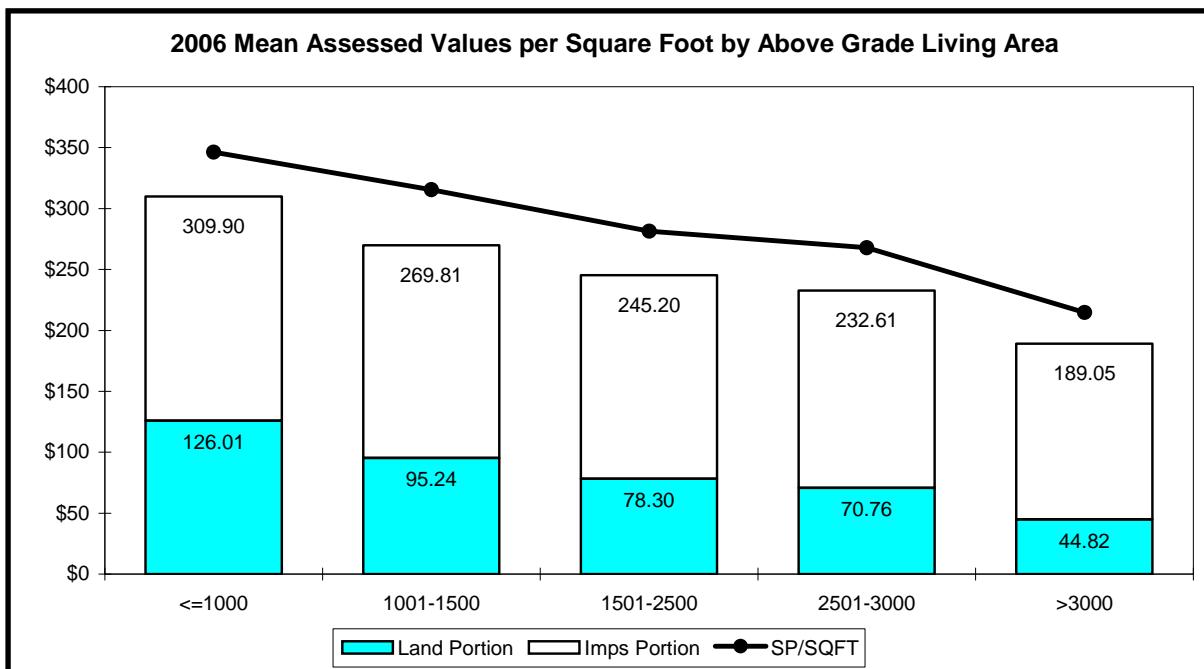
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values
By Year Built / Renovated**



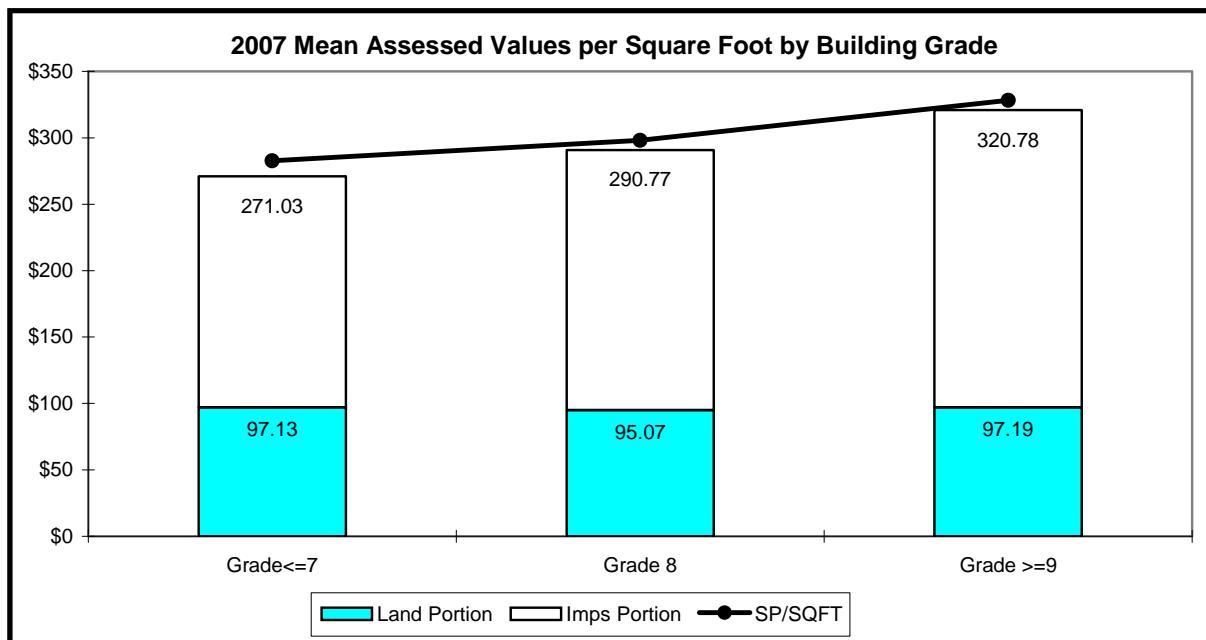
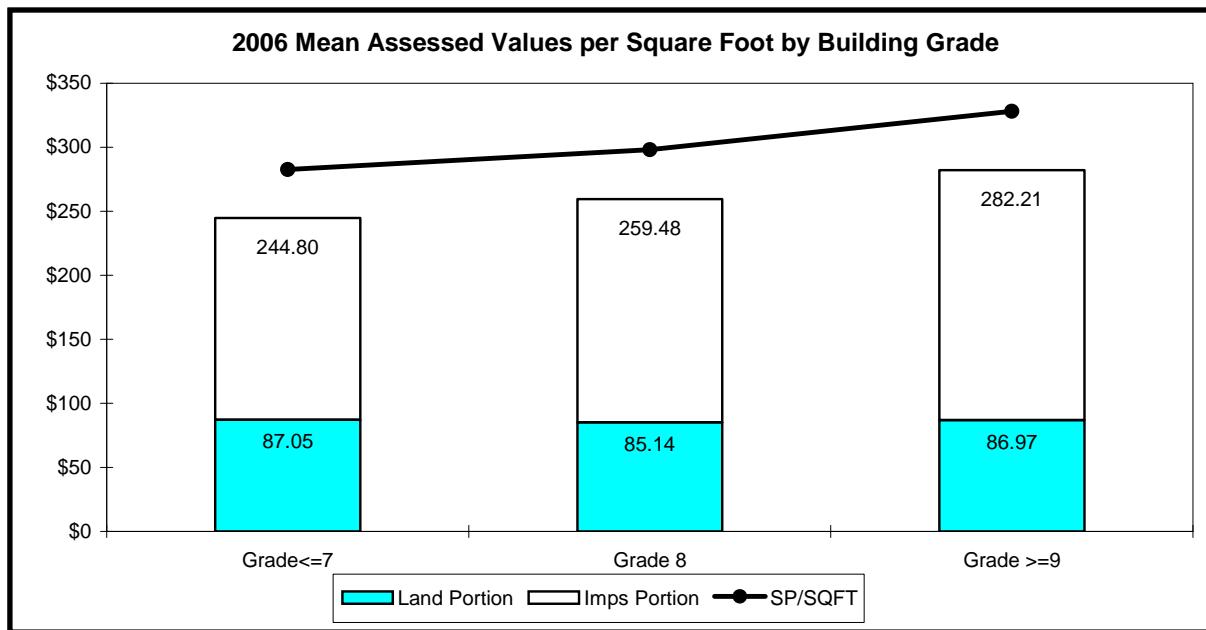
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the **22** usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **11.6%** increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$2007 \text{ Land Value} = 2006 \text{ Land Value} \times 1.120, \text{ with the result rounded down to the next } \$1,000.$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **696** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements in good condition were at a higher assessment level. Improvements that have lot sizes over 20,000 square feet were at a lower assessment level. The model adjusts for these strata to improve the assessment level.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .8905233-4.669983E-02 * \text{BigLot} + 3.625843E-02 * \text{Good}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value * 1.122)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.**

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.122, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 49 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

12.29%

Good Condition	Yes
% Adjustment	-4.39%
Big Lot>20000	Yes
% Adjustment	6.21%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement in good condition would *approximately* receive a 7.9% upward adjustment (12.29% - 4.39%). There are 1,602 parcels in the improved population that would receive this adjustment. There were 204 sales of improvements in good condition.

An improvement with a lot size greater than 20,000 square feet would approximately receive a 18.5% upward adjustment (12.29% + 6.21%). There are 919 parcels in the improved population that would receive this adjustment. There are 89 sales of improvements with lot sizes greater than 20,000 square feet.

This model corrects for these strata differences.

57% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 49 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.972.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=7	333	0.865	0.958	10.7%	0.940	0.977
8	257	0.871	0.978	12.2%	0.958	0.997
>=9	106	0.864	0.982	13.6%	0.946	1.018
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1910-1940	45	0.848	0.942	11.1%	0.883	1.002
1941-1960	366	0.872	0.971	11.4%	0.953	0.988
1961-1980	166	0.870	0.979	12.6%	0.954	1.004
>1980	119	0.862	0.974	13.1%	0.941	1.007
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=Average	450	0.854	0.967	13.2%	0.951	0.983
Good	204	0.900	0.977	8.6%	0.955	0.999
Very Good	42	0.868	0.994	14.6%	0.937	1.051
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	515	0.868	0.970	11.8%	0.956	0.984
1.5	48	0.845	0.949	12.4%	0.891	1.007
>=2	133	0.872	0.983	12.7%	0.952	1.013
Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=1000	52	0.888	0.986	11.0%	0.944	1.027
1001-1500	297	0.856	0.950	11.1%	0.931	0.970
1501-2500	261	0.872	0.981	12.5%	0.960	1.002
2501-3000	37	0.867	0.975	12.4%	0.917	1.033
>3000	49	0.878	0.997	13.6%	0.941	1.053

Area 49 Annual Update Ratio Confidence Intervals

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

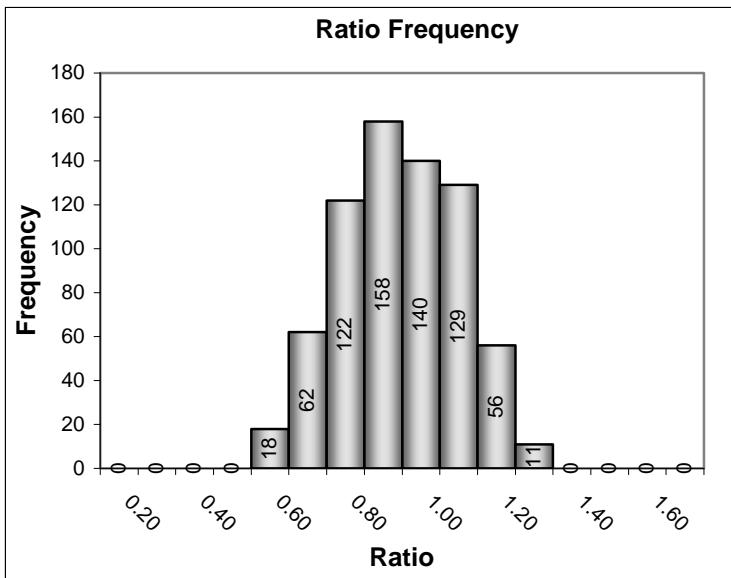
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	437	0.869	0.971	11.7%	0.955	0.987
Y	259	0.865	0.972	12.4%	0.951	0.994
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	657	0.868	0.971	11.9%	0.958	0.984
Y	39	0.860	0.976	13.5%	0.918	1.035
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
3	220	0.871	0.971	11.5%	0.948	0.994
7	91	0.900	0.993	10.3%	0.957	1.029
8	385	0.860	0.969	12.6%	0.952	0.986
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<8000	120	0.880	0.974	10.7%	0.941	1.007
8001-12000	237	0.873	0.968	10.9%	0.947	0.989
12001-16000	175	0.874	0.971	11.1%	0.946	0.996
16001-30000	128	0.857	0.975	13.8%	0.945	1.005
>30000	36	0.829	0.971	17.2%	0.906	1.037
Good Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	492	0.856	0.970	13.3%	0.954	0.985
Y	204	0.900	0.977	8.6%	0.955	0.999
Big Lot >20000 Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	607	0.880	0.976	10.9%	0.963	0.990
Y	89	0.811	0.952	17.3%	0.913	0.991

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: SW / Team - 1	Lien Date: 01/01/2006	Date of Report: 04/10/2007	Sales Dates: 1/2004 - 12/2006
Area Normandy Park	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	696		
Mean Assessed Value	421,300		
Mean Sales Price	485,800		
Standard Deviation AV	185,187		
Standard Deviation SP	240,535		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.895		
Median Ratio	0.889		
Weighted Mean Ratio	0.867		
UNIFORMITY			
Lowest ratio	0.541		
Highest ratio:	1.266		
Coefficient of Dispersion	14.50%		
Standard Deviation	0.155		
Coefficient of Variation	17.31%		
Price Related Differential (PRD)	1.032		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.872		
Upper limit	0.913		
95% Confidence: Mean			
Lower limit	0.884		
Upper limit	0.907		
SAMPLE SIZE EVALUATION			
N (population size)	5228		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.155		
Recommended minimum:	38		
Actual sample size:	696		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	354		
# ratios above mean:	342		
Z:	0.455		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



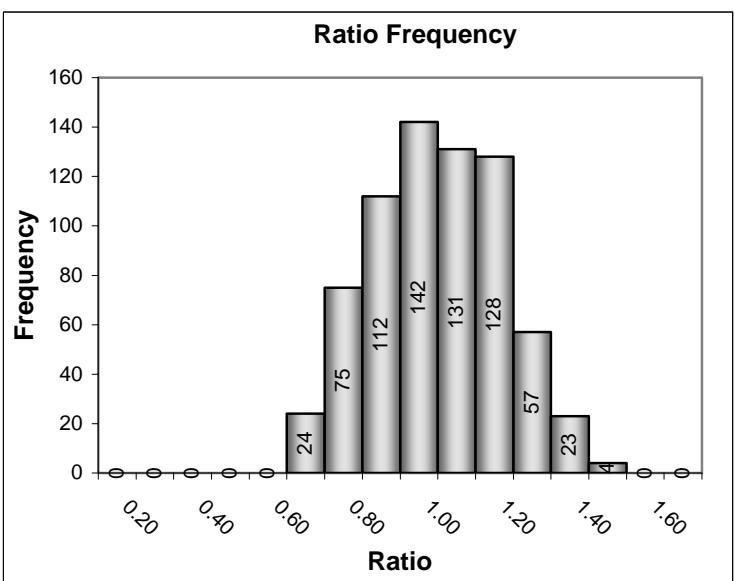
COMMENTS:

1 to 3 Unit Residences throughout area 49

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: SW / Team - 1	Lien Date: 01/01/2007	Date of Report: 04/10/2007	Sales Dates: 1/2004 - 12/2006
Area Normandy Park	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 696 Mean Assessed Value 472,000 Mean Sales Price 485,800 Standard Deviation AV 213,238 Standard Deviation SP 240,535			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.999 Median Ratio 0.997 Weighted Mean Ratio 0.972			
UNIFORMITY			
Lowest ratio 0.607 Highest ratio: 1.422 Coefficient of Dispersion 14.29% Standard Deviation 0.171 Coefficient of Variation 17.16% Price Related Differential (PRD) 1.028			
RELIABILITY			
95% Confidence: Median Lower limit 0.979 Upper limit 1.024			
95% Confidence: Mean Lower limit 0.986 Upper limit 1.012			
SAMPLE SIZE EVALUATION			
N (population size) 5228 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.171 Recommended minimum: 47 Actual sample size: 696 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 352 # ratios above mean: 344 Z: 0.303 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 49

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	296680	0065	5/18/04	\$149,000	670	0	5	1929	4	6867	N	N	15223 22ND AVE SW
003	447700	0135	5/17/06	\$346,000	880	170	5	1920	3	15100	Y	N	15705 23RD AVE SW
003	711000	0036	6/23/04	\$341,000	520	680	6	1959	4	11408	Y	N	3317 SW SEOLA LN
003	810300	0075	8/22/06	\$305,000	820	320	6	1949	3	10267	N	N	11303 27TH AVE SW
003	233880	0161	7/20/05	\$225,000	910	480	6	1946	2	7788	N	N	15409 21ST AVE SW
003	810300	0040	9/21/04	\$266,500	990	720	6	1942	3	13050	N	N	11245 26TH AVE SW
003	184200	0030	8/22/06	\$333,000	1040	0	6	1952	3	7427	N	N	2602 SW 116TH ST
003	778400	0305	5/8/06	\$694,000	1050	0	6	1987	3	16800	Y	Y	12221 SHOREWOOD DR SW
003	447580	0046	7/7/06	\$392,000	1100	0	6	1955	3	6783	N	N	2216 SW 154TH ST
003	447580	0046	11/26/05	\$305,000	1100	0	6	1955	3	6783	N	N	2216 SW 154TH ST
003	447580	0065	9/7/04	\$322,250	1100	750	6	1934	4	6100	Y	N	2233 SW 154TH ST
003	773660	0010	4/27/04	\$309,950	1210	0	6	1915	4	17786	N	N	12843 14TH AVE SW
003	433140	0085	4/21/06	\$297,950	1400	0	6	1952	3	8960	N	N	14234 11TH AVE SW
003	433140	0090	8/4/04	\$200,000	1430	0	6	1953	3	8960	N	N	14224 11TH AVE SW
003	810360	0007	12/14/05	\$520,000	1460	0	6	1954	4	10010	N	N	11203 28TH AVE SW
003	763580	0941	4/26/04	\$230,000	1530	0	6	1913	3	7200	N	N	14975 21ST AVE SW
003	763240	0125	7/17/06	\$693,550	720	980	7	1940	5	8000	Y	Y	15801 MAPLEWILD AVE SW
003	433140	0370	6/23/04	\$246,000	860	260	7	1953	3	9320	N	N	14323 12TH AVE SW
003	296680	0020	12/12/06	\$350,000	910	600	7	1951	3	7580	N	N	15224 MAPLEWILD AVE SW
003	233880	0110	4/14/04	\$259,000	940	320	7	1971	2	7788	N	N	15402 22ND AVE SW
003	184200	0010	11/22/04	\$224,950	940	0	7	1948	3	6000	N	N	11509 26TH AVE SW
003	777920	0490	10/23/06	\$386,750	950	270	7	1955	3	18486	N	N	1612 SW 131ST ST
003	632600	0025	1/27/04	\$237,000	960	0	7	1954	3	7200	N	N	11526 29TH AVE SW
003	810360	0065	3/8/05	\$255,000	980	0	7	1954	3	10800	N	N	11264 29TH AVE SW
003	632600	0050	3/10/05	\$245,000	990	0	7	1955	3	7200	N	N	11519 29TH AVE SW
003	184200	0311	7/26/04	\$275,000	1000	1000	7	1952	3	12000	N	N	11609 26TH AVE SW
003	763240	0235	10/24/05	\$680,000	1010	850	7	1961	4	10000	Y	N	15917 MAPLEWILD AVE SW
003	810300	0120	5/17/06	\$362,100	1010	140	7	1953	4	7612	N	N	2627 SW 114TH ST
003	777420	0186	10/1/05	\$330,000	1020	420	7	1963	3	8300	N	N	12205 21ST AVE SW
003	184200	0160	8/9/05	\$340,000	1030	0	7	1954	3	7843	Y	N	11534 28TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	242303	9078	11/9/06	\$350,000	1040	0	7	1925	4	12627	N	N	1604 SW 146TH ST
003	242303	9078	5/10/04	\$269,000	1040	0	7	1925	4	12627	N	N	1604 SW 146TH ST
003	354160	0245	4/30/04	\$299,950	1050	800	7	1969	3	10325	N	N	1634 SW 140TH ST
003	783580	0135	12/15/04	\$278,000	1060	340	7	1958	3	8400	N	N	1329 SW 130TH ST
003	433140	0115	11/23/04	\$250,000	1070	1000	7	1953	3	10125	N	N	14219 11TH AVE SW
003	810360	0015	1/19/06	\$330,000	1080	0	7	1955	3	13370	N	N	11219 28TH AVE SW
003	632700	0160	2/16/05	\$329,000	1080	730	7	1955	4	6094	N	N	11524 30TH PL SW
003	632600	0195	9/22/05	\$415,000	1090	500	7	1957	3	10400	N	N	11801 28TH AVE SW
003	433220	0065	10/5/04	\$312,000	1090	440	7	1954	3	19000	N	N	1434 SW 143RD ST
003	763680	0342	12/22/06	\$725,000	1110	1110	7	1995	3	9500	Y	Y	14913 28TH AVE SW
003	763680	0342	5/18/04	\$571,330	1110	1110	7	1995	3	9500	Y	Y	14913 28TH AVE SW
003	296680	0030	12/12/05	\$370,000	1130	700	7	1946	3	10096	Y	N	15236 MAPLEWILD AVE SW
003	778400	0170	8/24/04	\$355,000	1150	0	7	1953	3	9000	Y	N	12144 SHOREWOOD DR SW
003	632700	0015	9/20/05	\$429,000	1160	0	7	1954	4	11280	N	N	11569 30TH PL SW
003	433140	0170	7/15/05	\$230,000	1180	0	7	1952	3	11050	N	N	14316 12TH AVE SW
003	632700	0225	9/11/06	\$415,000	1190	800	7	1955	3	7781	N	N	11432 30TH PL SW
003	632700	0125	5/4/06	\$410,000	1190	280	7	1955	4	9100	N	N	11564 30TH PL SW
003	632700	0140	8/23/04	\$321,500	1190	340	7	1954	4	9700	N	N	11550 30TH PL SW
003	433140	0350	3/30/06	\$389,950	1200	0	7	1949	3	11860	Y	N	14239 12TH AVE SW
003	354160	0365	1/23/06	\$435,000	1200	1150	7	1972	4	15200	Y	N	13719 16TH AVE SW
003	632600	0045	3/1/06	\$340,000	1210	0	7	1954	4	7200	N	N	11515 29TH AVE SW
003	885900	0045	4/27/04	\$370,000	1210	970	7	1959	3	8480	Y	N	11845 26TH AVE SW
003	777920	0075	10/13/06	\$675,000	1220	1110	7	1953	4	10143	Y	N	12698 SHOREWOOD DR SW
003	632700	0155	6/24/04	\$333,950	1220	220	7	1955	5	6225	N	N	11530 30TH PL SW
003	777420	0095	12/1/04	\$495,000	1230	0	7	1948	3	15901	Y	N	12122 25TH AVE SW
003	810300	0145	3/22/06	\$398,500	1240	0	7	1954	4	7635	N	N	11414 28TH AVE SW
003	783580	0018	4/21/05	\$429,500	1240	650	7	1972	4	10695	N	N	12804 14TH AVE SW
003	184200	0050	8/29/05	\$280,000	1240	0	7	1953	3	7500	N	N	11516 27TH AVE SW
003	433140	0250	10/20/06	\$265,500	1240	0	7	1953	4	12000	N	N	14104 11TH AVE SW
003	763580	1013	11/22/04	\$295,000	1250	0	7	1954	3	10920	N	N	2107 SW 146TH ST
003	184200	0331	8/15/06	\$400,000	1260	920	7	1953	3	12000	N	N	11621 26TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	632600	0175	1/26/05	\$305,000	1270	1270	7	1957	4	7200	N	N	11609 28TH AVE SW
003	632600	0200	6/24/05	\$520,000	1290	650	7	1957	3	7200	N	N	11803 28TH AVE SW
003	610240	0120	10/20/04	\$415,000	1290	950	7	1962	4	16300	Y	N	15212 27TH AVE SW
003	777380	0060	8/10/06	\$465,000	1310	0	7	1951	3	8307	Y	N	12134 MARINE VIEW DR SW
003	763740	0140	7/21/04	\$325,000	1330	850	7	1946	3	21814	N	N	2010 SW 146TH ST
003	885900	0050	1/21/05	\$460,000	1350	510	7	1955	4	9600	Y	N	11837 26TH AVE SW
003	763580	1460	6/29/04	\$247,500	1350	0	7	1918	4	14000	N	N	14678 22ND AVE SW
003	273160	0100	6/3/04	\$325,000	1370	0	7	1947	3	9200	N	N	14953 22ND AVE SW
003	433140	0301	9/28/05	\$345,000	1370	860	7	1963	3	9600	N	N	14105 12TH AVE SW
003	632600	0015	5/25/05	\$289,950	1390	0	7	1954	4	7200	N	N	11514 29TH AVE SW
003	763740	0090	3/14/06	\$399,000	1400	1260	7	1957	3	13560	N	N	2116 SW 146TH ST
003	783580	0194	6/28/06	\$439,990	1400	890	7	2001	3	53319	N	N	13045 12TH AVE SW
003	632600	0030	9/14/04	\$255,000	1410	0	7	1954	3	9600	N	N	11536 29TH AVE SW
003	354170	0170	7/7/04	\$285,000	1420	0	7	1966	3	16000	N	N	13843 17TH AVE SW
003	233880	0135	5/27/04	\$329,000	1430	0	7	1926	5	7847	Y	N	15434 22ND AVE SW
003	632600	0240	3/1/06	\$495,000	1450	480	7	1961	3	7200	N	N	2918 SW 119TH ST
003	763580	1032	9/23/04	\$275,000	1470	0	7	1953	4	6500	N	N	14429 22ND AVE SW
003	810300	0116	10/6/04	\$331,600	1520	0	7	1959	4	7200	N	N	2621 SW 114TH ST
003	632600	0160	10/10/06	\$390,000	1550	0	7	1955	3	7200	N	N	2923 SW 116TH ST
003	433220	0119	7/17/06	\$370,000	1550	0	7	1969	3	10500	N	N	1305 SW 140TH ST
003	632700	0210	8/10/04	\$329,500	1550	580	7	1954	3	6660	N	N	2903 SW 115TH ST
003	632600	0160	5/17/04	\$255,000	1550	0	7	1955	3	7200	N	N	2923 SW 116TH ST
003	783580	0196	11/5/04	\$228,500	1560	0	7	1962	3	7810	N	N	1217 SW 130TH LN
003	273160	0140	11/18/05	\$375,000	1600	0	7	1920	4	9200	N	N	14928 22ND AVE SW
003	783580	0133	5/26/06	\$345,000	1600	0	7	1958	3	12750	N	N	13017 13TH AVE SW
003	778400	0095	8/1/05	\$490,000	1610	0	7	1954	4	11400	Y	N	12046 STANDRING CT SW
003	763580	1411	10/9/06	\$389,950	1620	380	7	1940	4	12000	N	N	2412 SW 150TH ST
003	810300	0059	10/6/06	\$369,950	1630	0	7	1955	4	7612	N	N	2710 SW 114TH ST
003	273160	0110	1/24/06	\$342,950	1650	180	7	1918	3	12100	N	N	14933 22ND AVE SW
003	273160	0110	8/17/04	\$330,000	1650	180	7	1918	3	12100	N	N	14933 22ND AVE SW
003	777920	0390	3/15/05	\$419,950	1660	550	7	1951	3	10500	Y	N	12841 SHOREWOOD DR SW

Improved Sales Used in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	354160	0100	11/3/05	\$390,000	1680	0	7	1967	4	10150	N	N	13816 16TH AVE SW
003	354160	0100	9/1/04	\$324,000	1680	0	7	1967	4	10150	N	N	13816 16TH AVE SW
003	433140	0235	8/27/04	\$264,000	1720	0	7	1991	3	7400	N	N	1018 SW 142ND ST
003	433220	0040	10/27/05	\$285,000	1760	380	7	1954	2	11780	N	N	14303 13TH AVE SW
003	778400	0355	5/2/06	\$716,900	1790	450	7	1940	4	9750	Y	N	12209 MARINE VIEW DR SW
003	763580	1120	7/21/06	\$520,000	1800	0	7	1948	4	15317	N	N	14649 24TH AVE SW
003	763680	0080	4/5/06	\$970,000	1860	480	7	1918	4	54885	Y	Y	14413 25TH AVE SW
003	778400	0125	6/27/06	\$989,000	1920	390	7	1941	5	13772	Y	N	12043 STANDRING CT SW
003	433140	0325	9/22/06	\$569,950	1960	250	7	1995	3	10500	Y	N	14203 12TH AVE SW
003	763580	1390	7/12/06	\$600,000	2000	0	7	1918	4	23355	N	N	2440 SW 150TH ST
003	632700	0230	3/30/04	\$320,000	2090	260	7	1955	4	7538	N	N	11424 30TH PL SW
003	810360	0125	7/8/05	\$390,000	2120	0	7	1955	3	12600	N	N	11217 29TH AVE SW
003	783580	0134	1/26/06	\$460,000	2170	500	7	1958	3	8400	N	N	1311 SW 130TH ST
003	273160	0030	3/26/04	\$365,000	2250	0	7	1949	4	7700	N	N	15004 24TH AVE SW
003	783580	0047	5/7/04	\$420,000	2410	0	7	1985	3	9000	Y	N	12813 14TH AVE SW
003	810300	0050	5/25/06	\$499,950	2700	0	7	1992	3	8400	N	N	11257 26TH AVE SW
003	810300	0050	1/31/05	\$370,000	2700	0	7	1992	3	8400	N	N	11257 26TH AVE SW
003	242303	9173	6/2/06	\$400,000	2770	0	7	1951	3	30056	N	N	1616 SW 146TH ST
003	783580	0220	6/7/04	\$380,000	3140	0	7	1996	3	17591	Y	N	13205 12TH AVE SW
003	354160	0320	2/18/05	\$326,000	610	900	8	1978	4	14400	Y	N	13773 16TH AVE SW
003	777420	0065	6/7/04	\$470,000	1030	1030	8	1950	4	17073	Y	N	12119 25TH AVE SW
003	777420	0050	5/23/05	\$505,000	1090	0	8	1942	3	13050	Y	N	12230 MARINE VIEW DR SW
003	778440	0070	3/10/05	\$520,000	1150	590	8	1958	4	9500	Y	N	12258 SHOREWOOD DR SW
003	447700	0260	1/4/05	\$600,000	1160	1010	8	1963	4	19490	Y	N	15733 25TH AVE SW
003	354160	0235	10/11/04	\$318,500	1220	680	8	1963	3	10225	N	N	13836 17TH AVE SW
003	763580	1344	4/14/05	\$360,000	1250	0	8	1968	3	12073	N	N	14926 24TH AVE SW
003	354160	0025	6/5/06	\$475,000	1270	1270	8	1959	3	10000	Y	N	1441 SW 137TH ST
003	354160	0350	9/22/05	\$493,000	1280	1200	8	1966	4	10100	Y	N	13735 16TH AVE SW
003	778400	0090	6/15/05	\$645,000	1310	540	8	1953	3	9906	Y	N	12040 STANDRING CT SW
003	778400	0090	8/3/04	\$550,000	1310	540	8	1953	3	9906	Y	N	12040 STANDRING CT SW
003	763580	1119	9/9/05	\$465,000	1320	500	8	1964	3	9500	N	N	2414 SW 149TH ST

Improved Sales Used in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	763580	1424	12/20/04	\$360,000	1320	400	8	1953	4	11850	N	N	2449 SW 150TH ST
003	777920	0190	9/26/06	\$820,000	1330	1200	8	1956	4	9750	Y	N	1810 SHOREVIEW LN SW
003	354160	0225	3/23/05	\$356,950	1340	460	8	1965	3	10325	N	N	13828 17TH AVE SW
003	433220	0007	9/25/06	\$390,000	1370	650	8	1971	3	9775	N	N	14020 13TH AVE SW
003	777420	0080	12/6/05	\$525,000	1370	820	8	1950	4	13950	Y	N	12141 25TH AVE SW
003	354160	0400	6/1/04	\$375,000	1370	600	8	1966	3	15666	Y	N	13660 18TH AVE SW
003	433220	0007	5/14/04	\$322,000	1370	650	8	1971	3	9775	N	N	14020 13TH AVE SW
003	250900	0040	4/13/06	\$423,000	1400	940	8	1963	3	7200	N	N	3020 SW 116TH PL
003	179500	0020	1/18/05	\$487,500	1420	620	8	1975	3	9000	Y	N	1909 SW COVE POINT RD
003	122303	9266	1/30/06	\$817,085	1440	0	8	1956	3	88862	Y	N	11637 30TH AVE SW
003	778400	0200	6/8/04	\$499,000	1450	770	8	1950	4	9750	Y	N	12129 MARINE VIEW DR SW
003	354160	0415	3/21/06	\$439,000	1470	690	8	1975	3	14500	Y	N	13678 18TH AVE SW
003	914510	0030	6/3/04	\$449,000	1470	700	8	1966	4	10200	Y	N	11906 27TH PL SW
003	122303	9161	9/22/04	\$520,000	1480	0	8	1952	4	9296	Y	N	11926 28TH AVE SW
003	810360	0020	7/20/04	\$380,000	1480	640	8	1955	3	13370	N	N	11223 28TH AVE SW
003	296680	0025	4/2/04	\$354,950	1480	670	8	1965	3	8839	N	N	15232 MAPLEWILD AVE SW
003	242303	9177	10/21/04	\$426,995	1490	900	8	1966	3	18730	N	N	14430 18TH AVE SW
003	632700	0050	1/26/06	\$449,500	1510	860	8	1955	5	29300	N	N	11523 30TH PL SW
003	763580	1260	10/1/04	\$697,000	1520	0	8	1991	3	13500	Y	N	2738 SW 149TH PL
003	810300	0140	6/14/06	\$499,950	1520	250	8	1954	4	11690	Y	N	11410 28TH AVE SW
003	777920	0365	1/12/06	\$650,000	1520	1030	8	1961	3	7475	Y	N	12822 SHORE CREST DR SW
003	763580	1510	9/28/06	\$439,900	1540	0	8	1964	3	14000	N	N	14627 21ST AVE SW
003	763580	0991	9/26/06	\$408,000	1540	0	8	1953	3	13000	N	N	2115 SW 149TH ST
003	360660	0015	6/28/04	\$418,000	1540	0	8	1949	4	22400	Y	N	14330 23RD AVE SW
003	638560	0085	12/7/06	\$383,500	1560	0	8	1958	3	13193	N	N	1409 SW 130TH ST
003	778440	0060	2/7/05	\$515,000	1570	800	8	1952	4	9000	Y	N	12248 SHOREWOOD DR SW
003	273160	0080	6/16/04	\$455,000	1580	970	8	1975	3	9200	N	N	14981 22ND AVE SW
003	354160	0480	6/9/04	\$425,000	1580	1440	8	1963	3	11758	Y	N	13621 18TH AVE SW
003	778400	0350	10/11/04	\$447,500	1580	900	8	1953	3	11229	Y	N	12203 MARINE VIEW DR SW
003	354160	0230	7/3/06	\$419,950	1600	650	8	1969	3	10920	N	N	13832 17TH AVE SW
003	250900	0200	1/28/04	\$310,000	1600	900	8	1964	3	7849	N	N	3011 SW 116TH PL

Improved Sales Used in this Annual Update Analysis
Area 49
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	711000	0007	6/20/05	\$400,000	1600	820	8	1955	4	11070	Y	N	11905 30TH AVE SW
003	778400	0065	5/26/06	\$680,000	1620	1450	8	1977	3	9375	Y	N	12005 MARINE VIEW DR SW
003	777380	0015	7/21/04	\$547,000	1620	800	8	1952	4	11120	Y	N	12005 26TH AVE SW
003	122303	9244	9/24/04	\$400,000	1650	1650	8	1962	3	10500	Y	N	11811 26TH AVE SW
003	242303	9132	9/7/05	\$450,000	1660	0	8	2005	3	52300	N	N	1602 SW 146TH ST
003	778160	0010	5/7/04	\$850,000	1660	1480	8	1956	3	7980	Y	Y	12705 STANDRING LN SW
003	763240	0080	4/25/05	\$895,000	1760	0	8	1953	3	38285	Y	Y	15631 MAPLEWILD AVE SW
003	777420	0230	10/31/06	\$555,000	1780	700	8	1946	4	13500	Y	N	12004 21ST AVE SW
003	778400	0382	6/9/05	\$486,750	1850	0	8	1951	4	12500	Y	N	11926 MARINE VIEW DR SW
003	777380	0075	12/8/06	\$870,500	1970	290	8	1960	4	8307	Y	N	12156 MARINE VIEW DR SW
003	777380	0075	9/2/05	\$779,000	1970	290	8	1960	4	8307	Y	N	12156 MARINE VIEW DR SW
003	778400	0085	4/1/04	\$515,000	2040	1170	8	1987	3	12329	Y	N	12027 MARINE VIEW DR SW
003	447580	0020	10/26/06	\$550,000	2060	0	8	1997	3	6464	N	N	2116 SW 154TH ST
003	447580	0020	6/1/05	\$429,950	2060	0	8	1997	3	6464	N	N	2116 SW 154TH ST
003	360660	0060	12/22/04	\$507,500	2120	1000	8	1948	3	9900	Y	N	14331 22ND AVE SW
003	143080	0289	11/29/04	\$345,000	2130	0	8	2001	3	8911	N	N	1406 SW 144TH PL
003	778440	0195	9/25/06	\$670,000	2160	500	8	1947	4	10120	Y	N	12515 MARINE VIEW DR SW
003	778400	0140	4/5/05	\$550,000	2190	0	8	1955	5	9000	N	N	12104 SHOREWOOD DR SW
003	778400	0380	5/4/06	\$515,000	2200	0	8	1950	3	13800	Y	N	11920 MARINE VIEW DR SW
003	778400	0380	4/30/04	\$352,000	2200	0	8	1950	3	13800	Y	N	11920 MARINE VIEW DR SW
003	233880	0155	9/9/05	\$419,000	2220	0	8	1980	3	7847	N	N	15456 22ND AVE SW
003	777380	0070	12/2/05	\$490,000	2240	0	8	1954	4	9137	Y	N	12144 MARINE VIEW DR SW
003	447700	0032	1/19/05	\$385,000	2280	0	8	1959	4	10000	N	N	15916 22ND AVE SW
003	777920	0260	12/5/05	\$830,000	2300	1530	8	1956	3	12500	Y	N	12843 SHORE CREST DR SW
003	777920	0260	3/4/04	\$650,000	2300	1530	8	1956	3	12500	Y	N	12843 SHORE CREST DR SW
003	610240	0130	4/15/04	\$515,000	2400	500	8	1986	3	6587	Y	N	2714 SW 152ND PL
003	610240	0165	7/1/04	\$775,000	2510	1300	8	1962	4	17750	Y	Y	15221 28TH AVE SW
003	763580	1105	4/18/05	\$510,000	2690	0	8	2004	3	13050	N	N	14671 22ND AVE SW
003	763740	0100	7/27/04	\$505,000	2870	0	8	2004	3	15000	N	N	2108 SW 146TH ST
003	763580	1220	8/9/05	\$705,501	2880	0	8	1959	4	14900	Y	N	15012 28TH AVE SW
003	354160	0260	8/5/05	\$599,000	2979	837	8	2004	3	10947	N	N	1616 SW 140TH ST

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	763680	0042	3/24/05	\$585,000	3010	1510	8	1930	4	12489	N	Y	2406 SW 144TH ST
003	783580	0046	8/25/06	\$771,000	3210	0	8	1986	4	7866	Y	N	12811 14TH AVE SW
003	917560	0100	8/3/06	\$699,500	3280	220	8	1956	3	38092	Y	N	2611 SW 156TH ST
003	917560	0095	7/12/06	\$539,000	1210	1150	9	1979	4	23900	Y	N	2515 SW 156TH ST
003	122303	9094	1/26/04	\$800,000	1400	1190	9	1964	3	6180	Y	Y	12055 30TH AVE SW
003	354160	0145	11/10/06	\$520,000	1460	1030	9	1987	3	14180	N	N	13937 15TH PL SW
003	354160	0145	5/11/06	\$460,000	1460	1030	9	1987	3	14180	N	N	13937 15TH PL SW
003	778400	0020	8/16/04	\$650,950	1600	1540	9	1988	3	13490	Y	N	11931 MARINE VIEW DR SW
003	778440	0035	7/20/05	\$657,000	1760	350	9	1960	4	8700	Y	N	12273 SHOREWOOD DR SW
003	179500	0030	7/6/04	\$532,000	1780	0	9	1972	3	10000	Y	N	1915 SW COVE POINT RD
003	777420	0060	7/12/04	\$770,000	1930	1750	9	1962	4	14414	Y	N	12250 MARINE VIEW DR SW
003	778160	0100	11/14/05	\$1,600,000	1940	790	9	2001	3	24947	Y	Y	13025 STANDRING LN SW
003	778160	0100	4/13/05	\$1,400,000	1940	790	9	2001	3	24947	Y	Y	13025 STANDRING LN SW
003	777420	0035	6/23/04	\$477,000	1970	0	9	1958	4	12500	Y	N	12202 MARINE VIEW DR SW
003	777920	0105	6/28/06	\$878,000	2000	420	9	1967	3	9000	Y	N	12623 SHOREWOOD DR SW
003	777920	0105	4/13/04	\$550,000	2000	420	9	1967	3	9000	Y	N	12623 SHOREWOOD DR SW
003	777920	0300	1/15/04	\$540,000	2180	0	9	1955	3	11808	Y	N	12885 SHORE CREST DR SW
003	122303	9187	10/25/04	\$915,000	2180	340	9	1976	3	27125	Y	Y	12556 SHOREWOOD LN SW
003	296680	0035	8/23/06	\$652,000	2190	1120	9	1992	3	9943	Y	N	15240 MAPLEWILD AVE SW
003	914510	0050	2/17/04	\$509,500	2190	1380	9	1978	3	9400	Y	N	11920 27TH PL SW
003	433220	0036	10/5/04	\$399,990	2420	730	9	1998	3	13342	N	N	14221 13TH AVE SW
003	447700	0045	6/12/06	\$530,000	2460	500	9	1966	3	15586	Y	N	15914 23RD AVE SW
003	354160	0390	6/23/04	\$595,000	2480	780	9	1986	3	9840	Y	N	13644 18TH AVE SW
003	778400	0291	6/28/04	\$649,000	2580	930	9	1985	3	12664	Y	N	12205 SHOREWOOD DR SW
003	433220	0017	3/25/05	\$520,000	2900	0	9	1998	3	12985	N	N	14003 13TH AVE SW
003	777420	0195	11/8/05	\$545,000	3340	0	9	1986	3	15000	N	N	2123 SW 120TH ST
003	777420	0190	8/9/05	\$875,000	3670	0	9	1997	3	14921	N	N	2221 SW 120TH ST
003	763800	0110	2/11/04	\$615,900	1530	1350	10	1968	4	14500	Y	N	2665 SW 151ST PL
003	777420	0208	6/11/04	\$575,000	2080	1190	10	1991	3	8856	Y	N	12109 24TH PL SW
003	777420	0210	2/27/06	\$780,000	2100	1190	10	1991	3	16888	Y	N	12117 24TH PL SW
003	778440	0006	3/15/05	\$1,410,000	2500	1480	10	2004	3	16620	Y	Y	12249 SHOREWOOD LN SW

Improved Sales Used in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	763800	0050	8/9/04	\$550,000	2760	490	10	1977	3	13400	Y	N	2660 SW 151ST PL
003	233880	0045	6/30/06	\$849,671	3138	460	10	2005	3	22815	Y	N	2240 SW 156TH ST
003	711000	0055	8/27/04	\$950,000	4310	0	10	1999	3	25643	Y	N	11804 SEOLA BEACH DR SW
003	763800	0100	6/9/04	\$1,400,000	3730	1100	11	1985	3	17388	Y	Y	2675 SW 151ST PL
007	419740	0103	6/7/04	\$236,000	840	310	5	1933	4	17195	N	N	16456 6TH AVE SW
007	296880	0692	1/19/06	\$280,000	1120	0	5	1937	4	7103	N	N	16003 15TH AVE SW
007	296880	0075	5/5/05	\$228,950	1120	0	5	1947	4	6840	N	N	16027 8TH AVE SW
007	296880	0485	12/12/05	\$219,950	1350	0	5	1947	4	6350	N	N	1317 SW 160TH ST
007	296880	1615	6/6/06	\$195,000	720	0	6	1955	4	6720	N	N	16239 8TH AVE SW
007	296880	1600	8/18/05	\$230,000	720	720	6	1955	5	6720	N	N	16221 8TH AVE SW
007	296880	0215	4/19/04	\$185,000	820	0	6	1954	3	7620	N	N	16018 11TH AVE SW
007	024300	0059	2/2/05	\$246,000	840	620	6	1949	4	8775	N	N	16421 12TH AVE SW
007	296880	0830	11/22/04	\$215,000	900	370	6	1948	4	7620	N	N	16245 15TH AVE SW
007	419740	0021	7/26/06	\$289,950	930	850	6	1948	3	12650	N	N	16436 8TH AVE SW
007	296880	0775	7/5/06	\$305,500	970	0	6	1950	5	6450	N	N	16250 16TH AVE SW
007	024300	0210	7/22/05	\$318,500	980	400	6	1962	4	8100	N	N	16436 15TH AVE SW
007	296880	0650	2/25/05	\$291,000	980	650	6	1925	5	8040	N	N	1410 SW 162ND ST
007	024300	0155	10/5/05	\$270,000	990	0	6	1953	4	8100	N	N	16421 13TH AVE SW
007	296880	1585	5/18/04	\$210,000	1060	0	6	1951	4	6780	N	N	16205 8TH AVE SW
007	296880	0505	10/21/04	\$237,500	1080	0	6	1949	5	7620	N	N	16022 14TH AVE SW
007	296880	0360	5/28/04	\$235,550	1160	0	6	1949	5	7620	N	N	16029 11TH AVE SW
007	296880	1060	6/7/06	\$370,000	1180	710	6	1951	4	7620	N	N	16241 13TH AVE SW
007	296880	0340	7/7/05	\$261,500	1200	400	6	1955	4	9144	N	N	16001 11TH AVE SW
007	296880	0730	4/28/04	\$240,000	1200	0	6	1954	5	7620	N	N	1502 SW 162ND ST
007	296880	0875	5/11/06	\$271,800	1230	0	6	1926	4	7921	N	N	16230 15TH AVE SW
007	296880	0875	6/29/05	\$250,000	1230	0	6	1926	4	7921	N	N	16230 15TH AVE SW
007	296880	0245	6/3/05	\$285,000	1310	0	6	1946	4	7620	N	N	16050 11TH AVE SW
007	296880	1055	7/11/06	\$360,000	1340	0	6	1951	5	7620	N	N	16235 13TH AVE SW
007	296880	1240	4/12/04	\$232,000	1350	0	6	1941	5	7620	N	N	16250 12TH AVE SW
007	296880	0790	9/1/04	\$244,500	1360	0	6	1989	3	6515	N	N	16268 16TH AVE SW
007	093600	0095	11/1/04	\$359,000	1450	260	6	1935	5	69260	N	N	16419 3RD AVE SW

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	296880	0425	3/22/04	\$207,000	1460	0	6	1947	4	7620	N	N	16036 13TH AVE SW
007	296880	0915	9/12/06	\$299,000	1500	0	6	1949	4	7560	N	N	1405 SW 162ND ST
007	024300	0375	10/21/04	\$289,900	1530	1220	6	1955	4	7860	N	N	16614 16TH AVE SW
007	024300	0335	9/11/06	\$320,000	1560	0	6	1954	3	8450	N	N	16427 15TH AVE SW
007	296880	1410	7/23/04	\$300,000	1740	0	6	1937	5	7620	N	N	16239 10TH AVE SW
007	024300	0090	6/30/06	\$290,500	830	0	7	1950	4	8775	N	N	16457 12TH AVE SW
007	024300	0080	9/30/04	\$229,950	830	0	7	1950	4	8100	N	N	16445 12TH AVE SW
007	121700	0340	8/17/06	\$335,000	920	920	7	1953	3	8100	N	N	16434 12TH AVE SW
007	024300	0385	11/10/06	\$382,500	960	0	7	1955	4	7740	N	N	16626 16TH AVE SW
007	296880	0740	3/18/04	\$221,000	960	0	7	1953	4	8160	N	N	16208 16TH AVE SW
007	024300	0385	11/9/04	\$230,000	960	0	7	1955	4	7740	N	N	16626 16TH AVE SW
007	121700	0458	2/2/04	\$387,000	1000	1290	7	1959	5	7270	Y	N	16637 10TH AVE SW
007	121700	0258	8/10/04	\$245,000	1020	0	7	1950	3	13800	Y	N	1020 SW 166TH ST
007	024300	0085	4/16/04	\$223,500	1020	800	7	1951	3	8100	N	N	16451 12TH AVE SW
007	024300	0060	2/23/04	\$255,000	1070	800	7	1953	4	8100	N	N	16431 12TH AVE SW
007	121700	0420	4/28/04	\$265,700	1080	1080	7	1952	4	8040	N	N	1109 SW 166TH ST
007	121700	0508	6/17/04	\$235,000	1090	0	7	1952	3	10800	Y	N	16620 11TH AVE SW
007	296880	0815	11/23/05	\$277,000	1110	0	7	1953	4	7620	N	N	16227 15TH AVE SW
007	121700	0421	7/15/04	\$272,500	1120	1120	7	1952	4	8040	N	N	1115 SW 166TH ST
007	024300	0205	9/30/05	\$247,500	1130	0	7	1953	4	8100	N	N	16428 15TH AVE SW
007	121700	0621	6/7/04	\$260,000	1130	1140	7	1953	4	7225	N	N	16627 8TH AVE SW
007	121700	0230	4/28/06	\$299,950	1150	0	7	1950	4	8100	N	N	16420 11TH AVE SW
007	121700	0230	10/21/05	\$235,000	1150	0	7	1950	4	8100	N	N	16420 11TH AVE SW
007	024300	0180	3/31/06	\$379,950	1160	800	7	1953	4	8775	N	N	16457 13TH AVE SW
007	024300	0050	10/21/04	\$231,500	1160	0	7	1949	4	8775	N	N	16415 12TH AVE SW
007	024300	0390	12/16/04	\$307,000	1180	1180	7	1952	5	7680	N	N	16632 16TH AVE SW
007	296880	0745	8/15/05	\$260,000	1200	0	7	1954	4	8100	N	N	16214 16TH AVE SW
007	024300	0515	12/15/04	\$299,000	1210	1210	7	1964	3	8750	N	N	1403 SW 166TH ST
007	296880	0035	1/8/04	\$289,500	1220	0	7	1947	5	7620	N	N	16040 9TH AVE SW
007	296880	1295	6/6/05	\$234,900	1240	0	7	1970	4	7620	N	N	16251 11TH AVE SW
007	296880	0330	5/28/04	\$225,000	1240	0	7	1962	4	7620	N	N	16046 12TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	121700	0545	4/18/04	\$247,000	1240	540	7	1955	3	9772	Y	N	16641 8TH PL SW
007	024300	0305	6/27/05	\$320,000	1250	0	7	1954	5	7920	N	N	16442 16TH AVE SW
007	296880	1400	8/4/06	\$400,000	1300	300	7	1965	3	7620	N	N	16231 10TH AVE SW
007	502890	0020	7/27/05	\$400,000	1310	1090	7	1964	4	8997	N	N	16446 9TH AVE SW
007	296880	0386	5/9/05	\$205,000	1340	0	7	1962	3	6528	N	N	1225 SW 160TH ST
007	296880	0319	2/1/06	\$350,500	1420	0	7	1995	3	6594	N	N	16032 12TH AVE SW
007	121700	0404	6/9/06	\$380,000	1420	1100	7	1952	5	8040	N	N	1104 SW 166TH ST
007	093600	0166	5/1/06	\$510,000	1430	930	7	1936	4	18522	N	N	132 SW 166TH ST
007	093600	0166	8/24/05	\$451,000	1430	930	7	1936	4	18522	N	N	132 SW 166TH ST
007	502900	0161	12/6/06	\$495,000	1460	960	7	1969	4	10880	N	N	16445 9TH AVE SW
007	024300	0006	9/23/05	\$374,000	1480	470	7	1967	3	7695	N	N	16414 13TH AVE SW
007	296880	0755	11/9/04	\$239,000	1480	0	7	1961	4	7980	N	N	16224 16TH AVE SW
007	296880	0705	12/12/06	\$344,200	1490	0	7	1967	3	7620	N	N	16015 15TH AVE SW
007	024300	0415	11/16/06	\$300,000	1510	0	7	1954	4	8125	N	N	16605 15TH AVE SW
007	296880	1475	6/13/06	\$415,000	1540	980	7	1949	3	12345	N	N	16252 10TH AVE SW
007	296880	0206	4/14/05	\$270,000	1610	0	7	1988	4	8255	N	N	16010 11TH AVE SW
007	024300	0026	6/21/04	\$270,000	1630	1050	7	1956	4	8100	N	N	16436 13TH AVE SW
007	296880	0531	9/12/05	\$307,000	1650	0	7	1986	3	6016	N	N	1301 SW 160TH ST
007	093600	0165	8/20/04	\$355,000	1690	470	7	1957	5	15141	N	N	228 SW 166TH ST
007	024300	0350	5/19/06	\$355,000	1720	0	7	1954	3	7800	N	N	16441 15TH AVE SW
007	296880	1115	9/19/06	\$410,000	1760	0	7	1997	3	7045	N	N	16236 13TH AVE SW
007	024300	0045	12/17/04	\$255,000	1920	0	7	1953	3	8775	N	N	1220 SW 166TH ST
007	121700	0170	11/2/06	\$544,500	2790	0	7	1979	4	9754	Y	N	16428 10TH AVE SW
007	296880	1620	12/10/04	\$275,000	1280	1260	8	1979	3	13440	Y	N	16247 8TH AVE SW
007	093600	0105	8/3/06	\$570,000	1370	1370	8	1961	4	36261	N	N	16437 3RD AVE SW
007	093600	0021	1/26/04	\$419,900	1540	1190	8	1954	4	29331	N	N	16433 2ND AVE SW
007	121700	0471	4/29/04	\$328,000	1740	670	8	1949	4	19298	N	N	16715 10TH AVE SW
007	296880	1560	12/9/04	\$463,000	1860	1370	8	2000	3	7620	Y	N	16232 9TH AVE SW
007	121700	0615	9/24/04	\$435,000	1950	1070	8	2000	3	12413	Y	N	16648 SYLVESTER RD SW
007	024300	0555	12/22/05	\$409,000	2340	0	8	1990	3	8100	N	N	16649 14TH AVE SW
007	024300	0555	11/10/04	\$369,000	2340	0	8	1990	3	8100	N	N	16649 14TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 49
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	093600	0164	10/26/05	\$535,000	2450	0	8	2005	3	9702	N	N	148 SW 166TH PL
007	093600	0085	12/17/04	\$437,500	2500	1220	8	1984	3	57499	N	N	16403 3RD AVE SW
008	200900	0370	10/18/04	\$189,950	700	640	5	1949	4	7250	N	N	21614 6TH AVE S
008	200900	0340	7/12/04	\$159,000	780	0	5	1950	2	11174	N	N	611 S 216TH ST
008	200900	0670	8/26/04	\$225,500	920	310	5	1942	3	12000	N	N	420 S 218TH ST
008	443840	0015	5/8/06	\$255,000	690	0	6	1953	3	10540	N	N	118 SW 185TH ST
008	443840	0080	9/13/04	\$210,000	710	0	6	1953	3	9362	N	N	137 SW 185TH ST
008	061700	0089	5/31/05	\$289,000	820	0	6	1954	3	6200	N	N	405 SW 207TH PL
008	061700	0089	12/2/04	\$245,000	820	0	6	1954	3	6200	N	N	405 SW 207TH PL
008	061600	0070	11/29/06	\$262,000	850	0	6	1961	3	14400	N	N	21011 1ST AVE S
008	061600	0070	11/29/05	\$220,000	850	0	6	1961	3	14400	N	N	21011 1ST AVE S
008	763120	0300	11/22/04	\$480,000	870	300	6	1941	3	6983	Y	Y	3516 SW 172ND ST
008	252303	9016	5/3/05	\$725,000	960	420	6	1939	2	8965	Y	Y	16405 MAPLEWILD AVE SW
008	443840	0060	6/14/05	\$237,500	960	0	6	1953	3	9486	N	N	111 SW 185TH ST
008	252303	9125	5/6/04	\$224,000	960	0	6	1955	3	15521	N	N	1920 SW 162ND ST
008	182720	0020	4/8/04	\$282,000	1020	0	6	1950	4	16500	N	N	2456 SW 172ND ST
008	252303	9229	7/13/05	\$275,750	1110	0	6	1926	3	11172	N	N	16214 21ST AVE SW
008	292860	0304	11/14/04	\$410,000	1120	0	6	1930	4	13769	Y	N	3141 SW 171ST ST
008	443840	0025	9/14/04	\$225,000	1130	0	6	1953	3	10540	N	N	130 SW 185TH ST
008	763120	0220	11/3/04	\$369,000	1170	0	6	1944	4	7200	Y	N	3508 SW 171ST ST
008	252303	9146	3/22/05	\$220,000	1220	0	6	1947	4	6000	N	N	16029 19TH AVE SW
008	300180	0100	7/18/05	\$324,000	1240	0	6	1951	4	10440	N	N	16635 16TH AVE SW
008	252303	9296	5/24/05	\$272,400	1260	0	6	1953	3	12210	N	N	1909 SW 162ND ST
008	612020	0025	8/15/05	\$416,950	1320	0	6	2000	3	12068	N	N	810 NORMANDY TER SW
008	262303	9017	1/13/06	\$525,000	1350	0	6	1918	3	8000	N	N	17120 MAPLEWILD AVE SW
008	292860	0130	6/18/06	\$500,000	1360	0	6	1939	4	16621	Y	N	2725 SW 170TH ST
008	611750	1810	6/22/06	\$410,000	1570	0	6	1952	3	11093	N	N	17923 RIVIERA PL SW
008	611140	0065	10/25/05	\$499,950	1920	0	6	1957	3	14400	N	N	20015 4TH AVE SW
008	061600	0225	6/28/04	\$375,000	1940	0	6	1945	3	14400	N	N	20902 MARINE VIEW DR SW
008	809600	0105	8/3/06	\$750,000	840	420	7	1982	3	5120	Y	Y	3130 SW 172ND ST
008	768040	0150	7/11/06	\$349,500	940	0	7	1952	3	16087	N	N	16617 MARINE VIEW DR SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	300180	0165	4/29/04	\$211,650	940	0	7	1955	3	8052	N	N	1639 SW 164TH ST
008	302304	9079	7/11/06	\$439,950	980	390	7	1947	4	23240	N	N	16867 2ND AVE SW
008	252303	9301	4/26/04	\$319,500	1010	670	7	1961	3	11877	N	N	2011 SW 162ND CT
008	305580	0010	2/23/06	\$398,000	1030	0	7	1955	3	7150	N	N	16520 21ST AVE SW
008	305560	0005	3/21/05	\$345,000	1030	1030	7	1954	4	7555	N	N	16610 21ST AVE SW
008	440680	0030	12/12/05	\$385,000	1040	410	7	1958	3	7932	N	N	220 SW 184TH ST
008	312304	9169	10/11/05	\$390,000	1050	760	7	1957	3	10800	Y	N	18654 4TH AVE SW
008	300180	0161	4/19/05	\$251,100	1050	0	7	1955	3	8316	N	N	1601 SW 164TH ST
008	312304	9146	12/28/06	\$400,000	1080	310	7	1955	3	13000	Y	N	18424 4TH AVE SW
008	763480	0090	11/10/05	\$455,000	1100	620	7	1954	3	15800	Y	N	16211 25TH AVE SW
008	433500	0176	6/26/06	\$475,000	1110	880	7	1953	3	22561	N	N	2148 SW 167TH ST
008	440680	0035	9/29/04	\$289,950	1110	0	7	1957	3	7930	N	N	212 SW 184TH ST
008	611860	0005	12/21/06	\$339,500	1120	760	7	1953	3	11455	N	N	450 SW NORMANDY RD
008	302304	9125	8/28/04	\$325,000	1120	480	7	1947	3	32234	N	N	16804 6TH AVE SW
008	252303	9309	8/25/04	\$245,000	1130	580	7	1962	3	11900	N	N	16036 19TH AVE SW
008	433500	0075	9/8/06	\$479,000	1150	0	7	1953	4	14493	N	N	2516 SW 169TH PL
008	293480	0005	3/22/06	\$380,500	1150	550	7	1956	3	7704	N	N	16517 16TH AVE SW
008	611860	0070	8/29/06	\$389,000	1150	530	7	1959	3	12000	Y	N	538 SW 182ND ST
008	611200	0010	6/2/05	\$437,500	1150	1100	7	1959	5	14994	N	N	20013 3RD AVE SW
008	433500	0075	6/25/04	\$315,000	1150	0	7	1953	4	14493	N	N	2516 SW 169TH PL
008	252303	9056	6/16/04	\$255,000	1170	0	7	1964	4	10725	N	N	1927 SW 162ND ST
008	611750	2385	3/13/06	\$538,000	1180	600	7	1953	3	9800	N	N	19121 2ND AVE SW
008	611750	1435	11/29/04	\$295,000	1180	0	7	1952	3	33500	N	N	18935 MARINE VIEW DR SW
008	293160	0020	10/10/06	\$399,900	1200	0	7	1952	3	12095	N	N	16931 22ND AVE SW
008	188850	0020	3/23/04	\$350,500	1210	1210	7	1976	4	15486	N	N	19405 1ST AVE S
008	305560	0040	3/24/05	\$286,500	1210	810	7	1955	4	7920	N	N	1915 SW 166TH ST
008	440680	0070	8/29/05	\$479,000	1220	520	7	1959	4	7910	N	N	219 SW 184TH ST
008	292760	0016	8/30/06	\$398,000	1220	0	7	1940	4	12750	N	N	16910 27TH AVE SW
008	763480	0070	9/11/06	\$525,329	1220	600	7	1955	3	16300	Y	N	16053 25TH AVE SW
008	312304	9127	4/20/06	\$324,950	1220	0	7	1959	3	7930	N	N	122 SW 186TH ST
008	611750	0905	2/23/06	\$465,000	1230	920	7	1958	3	12407	N	N	18913 8TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 49
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	305600	0025	2/3/04	\$249,625	1230	300	7	1957	4	8316	N	N	1932 SW 167TH ST
008	433500	0170	7/7/06	\$499,950	1240	640	7	1960	3	27978	N	N	2136 SW 167TH ST
008	302304	9256	7/27/06	\$375,000	1240	0	7	1952	3	9548	N	N	1338 SW 175TH ST
008	302304	9264	11/1/05	\$369,950	1240	0	7	1952	4	9796	N	N	1332 SW 175TH ST
008	312304	9167	2/26/04	\$315,000	1240	0	7	1957	3	7650	Y	N	18456 4TH AVE SW
008	611750	2705	4/26/06	\$470,000	1260	770	7	1956	3	15100	N	N	19052 NORMANDY PARK DR SW
008	611750	2705	4/18/05	\$438,450	1260	770	7	1956	3	15100	N	N	19052 NORMANDY PARK DR SW
008	512240	0020	11/8/06	\$525,000	1260	200	7	1951	3	17738	Y	N	2714 SW 164TH PL
008	611860	0030	5/12/04	\$279,500	1260	0	7	1953	4	9000	N	N	412 SW NORMANDY RD
008	312304	9123	9/18/06	\$283,950	1270	0	7	1954	3	10200	N	N	18623 1ST AVE S
008	305600	0020	6/23/05	\$365,000	1290	620	7	1957	4	8316	N	N	1938 SW 167TH ST
008	292760	0385	9/21/05	\$430,000	1290	460	7	1946	5	11250	N	N	16745 31ST AVE SW
008	312304	9017	8/29/05	\$366,000	1290	470	7	1959	3	8094	Y	N	242 SW 186TH ST
008	300180	0045	11/22/04	\$321,000	1290	1020	7	1986	3	8114	N	N	16515 19TH AVE SW
008	611860	0015	9/12/06	\$439,950	1300	0	7	1954	3	10000	N	N	438 SW NORMANDY RD
008	611750	2325	3/24/06	\$454,500	1300	1300	7	1959	3	14414	N	N	1130 NORMANDY TER SW
008	611750	1035	7/19/06	\$392,070	1300	200	7	1958	3	11550	N	N	18998 MARINE VIEW CIR
008	061600	0140	11/17/05	\$400,000	1300	600	7	1954	3	14400	N	N	20853 2ND PL SW
008	312304	9171	8/19/04	\$385,000	1300	980	7	1956	3	9600	N	N	421 SW NORMANDY RD
008	252303	9209	7/6/06	\$218,400	1300	0	7	1948	3	17680	N	N	16025 19TH AVE SW
008	763480	0060	3/31/04	\$283,500	1300	570	7	1952	3	15832	Y	N	16045 25TH AVE SW
008	312304	9190	7/22/04	\$299,950	1320	0	7	1936	3	17747	Y	N	18602 2ND AVE SW
008	300180	0115	5/25/05	\$270,000	1340	0	7	1984	5	14400	N	N	16625 16TH AVE SW
008	763240	0351	6/12/06	\$500,000	1350	0	7	1959	3	7202	N	N	16022 MAPLEWILD AVE SW
008	611650	0500	6/1/05	\$500,000	1350	1000	7	1948	4	13400	Y	N	17056 SYLVESTER RD SW
008	611920	0025	6/16/04	\$260,000	1350	0	7	1954	3	7800	N	N	511 SW 181ST ST
008	772610	0065	7/18/06	\$470,000	1360	0	7	1953	4	9044	N	N	143 SW 202ND ST
008	433460	0035	7/14/06	\$390,000	1370	400	7	1952	3	13500	N	N	16472 MARINE VIEW DR SW
008	312304	9164	8/25/05	\$379,275	1370	380	7	1956	3	13000	Y	N	18416 4TH AVE SW
008	182720	0310	4/15/04	\$740,000	1370	1370	7	1958	4	14040	Y	Y	2619 SW 172ND ST
008	611650	0160	3/16/06	\$410,000	1380	0	7	1950	3	12000	N	N	1650 SW 170TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	611540	0203	5/5/06	\$440,000	1400	1000	7	1965	3	17040	N	N	20119 1ST AVE S
008	611650	0240	6/23/05	\$600,000	1400	0	7	1948	4	57063	Y	N	2147 SW 170TH ST
008	611340	0089	3/1/04	\$393,000	1400	870	7	1965	4	15021	N	N	19701 4TH AVE SW
008	300180	0012	5/11/04	\$272,000	1400	0	7	1961	4	9900	N	N	1929 SW 164TH ST
008	061600	0195	5/2/06	\$402,000	1410	0	7	1979	4	10430	N	N	20800 MARINE VIEW DR SW
008	292960	0100	10/26/05	\$600,000	1420	920	7	1955	3	33385	N	N	1903 SW HILLCREST RD
008	061700	0086	1/23/04	\$335,500	1430	0	7	1953	4	8000	N	N	411 SW 207TH PL
008	061900	0055	12/1/04	\$349,000	1440	0	7	1954	4	15210	N	N	20612 MARINE VIEW DR SW
008	312304	9098	2/18/04	\$280,000	1450	260	7	1963	3	11220	N	N	154 SW 186TH ST
008	182720	0300	5/2/06	\$994,500	1460	0	7	1955	4	14700	Y	Y	2631 SW 172ND ST
008	182720	0300	10/18/04	\$800,000	1460	0	7	1955	4	14700	Y	Y	2631 SW 172ND ST
008	763240	0391	8/18/05	\$679,000	1470	1230	7	1970	4	13838	Y	Y	16051 MAPLEWILD AVE SW
008	300180	0147	5/26/06	\$380,000	1480	900	7	1935	4	7200	N	N	1620 SW 165TH ST
008	427640	0035	3/17/05	\$325,000	1480	0	7	1952	3	13500	N	N	16905 22ND AVE SW
008	293160	0010	7/8/05	\$386,000	1490	0	7	1953	3	14169	N	N	16915 22ND AVE SW
008	611200	0085	4/8/06	\$422,500	1500	0	7	1959	4	15480	N	N	20041 3RD PL SW
008	312304	9020	10/20/05	\$359,000	1500	0	7	1953	3	16117	Y	N	418 SW 186TH ST
008	312304	9128	1/7/05	\$375,000	1500	650	7	1954	3	10500	Y	N	18823 4TH AVE SW
008	611920	0005	12/29/04	\$359,000	1510	800	7	1955	4	12220	N	N	18118 6TH AVE SW
008	374160	0050	2/10/06	\$335,000	1520	0	7	1950	3	11075	N	N	16714 27TH AVE SW
008	374160	0050	10/12/04	\$279,000	1520	0	7	1950	3	11075	N	N	16714 27TH AVE SW
008	611650	0340	11/11/04	\$375,000	1560	490	7	1954	4	29200	N	N	16814 16TH AVE SW
008	312304	9126	12/29/04	\$377,000	1560	0	7	1954	3	10500	Y	N	18811 4TH AVE SW
008	374160	0035	10/11/04	\$308,000	1580	0	7	1952	3	9335	N	N	2621 SW 167TH PL
008	292860	0225	11/8/06	\$363,000	1600	0	7	1959	3	8394	N	N	2650 SW 172ND ST
008	611750	2605	3/17/05	\$312,500	1630	400	7	1957	3	16850	N	N	19008 NORMANDY PARK DR SW
008	611200	0075	8/3/06	\$484,750	1740	0	7	1957	3	14480	N	N	20053 3RD PL SW
008	611750	1495	9/9/05	\$455,000	1740	0	7	1954	4	19463	N	N	827 MARINE VIEW DR SW
008	312304	9101	9/7/05	\$300,000	1750	0	7	1951	3	16552	N	N	203 SW NORMANDY RD
008	611200	0050	8/30/04	\$345,000	1760	0	7	1959	4	15008	N	N	20014 3RD AVE SW
008	061600	0080	8/11/05	\$355,000	1790	0	7	1954	4	7070	N	N	153 S 208TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	252303	9263	4/28/04	\$246,000	1840	0	7	1955	3	7600	N	N	1926 SW 164TH ST
008	611750	2465	4/11/05	\$478,000	1860	1060	7	1958	3	14600	Y	N	19107 2ND AVE SW
008	611540	0081	7/3/05	\$430,000	1920	670	7	1953	5	13872	N	N	107 SW 194TH PL
008	611650	0370	9/11/06	\$591,500	1970	0	7	1951	4	20000	Y	N	17007 12TH PL SW
008	252303	9048	12/14/05	\$285,000	1980	0	7	1966	3	8276	N	N	2001 SW 162ND CT
008	611140	0020	2/10/05	\$354,500	2010	0	7	2003	3	9474	N	N	426 SW 200TH ST
008	611650	0098	4/22/05	\$517,000	2060	0	7	1940	3	17160	N	N	1605 SW 168TH ST
008	611750	2400	6/15/05	\$519,950	2090	0	7	1952	5	10150	N	N	216 SW 192ND ST
008	292860	0220	2/17/04	\$430,800	2110	1290	7	1934	4	10672	N	N	2656 SW 172ND ST
008	293160	0025	6/3/05	\$405,000	2120	0	7	1953	5	10923	N	N	16939 22ND AVE SW
008	611750	1460	10/23/06	\$564,950	2190	0	7	1994	3	17300	N	N	18977 MARINE VIEW CIR
008	252303	9335	5/11/04	\$365,000	2250	0	7	1989	3	5390	N	N	15931 22ND AVE SW
008	611650	0337	4/27/04	\$339,000	2390	0	7	1957	3	15070	N	N	1407 SW 168TH ST
008	776570	0030	7/27/05	\$484,800	2430	0	7	1952	5	51400	N	N	824 SW 174TH ST
008	292760	0235	10/20/05	\$575,000	2560	0	7	1950	4	11250	Y	N	2850 SW 170TH ST
008	292960	0035	5/21/04	\$480,000	2710	0	7	1950	4	19000	Y	N	17449 SYLVESTER RD SW
008	763120	0310	12/27/06	\$1,000,000	2720	0	7	1990	3	11939	Y	Y	3510 SW 172ND ST
008	312304	9028	9/21/06	\$709,500	2830	0	7	1991	3	18942	Y	N	18900 8TH AVE SW
008	061900	0105	11/1/05	\$620,000	3980	0	7	1979	4	15030	N	N	20601 2ND AVE SW
008	611750	0240	9/25/06	\$599,000	1010	1010	8	1955	3	13500	Y	N	18183 MARINE VIEW DR SW
008	292860	0395	3/23/05	\$465,000	1040	700	8	1984	3	17219	Y	N	2801 SW 171ST ST
008	061600	0035	5/20/05	\$351,500	1120	600	8	1978	3	12800	N	N	20881 2ND PL SW
008	512240	0190	4/18/05	\$675,000	1140	1510	8	1955	3	19090	Y	N	2612 SW 167TH ST
008	061600	0020	7/20/04	\$360,000	1140	600	8	1978	3	12800	N	N	20861 2ND PL SW
008	507210	0125	5/25/06	\$430,000	1150	600	8	1958	3	10195	Y	N	17842 5TH AVE SW
008	252303	9087	7/20/05	\$379,900	1160	360	8	1957	3	8512	N	N	16011 19TH AVE SW
008	000120	0019	9/22/04	\$400,000	1160	900	8	1947	3	26036	N	N	17622 12TH AVE SW
008	767840	0035	2/17/06	\$725,000	1170	340	8	1951	3	9967	Y	N	2806 SW 167TH PL
008	767840	0035	3/9/05	\$619,000	1170	340	8	1951	3	9967	Y	N	2806 SW 167TH PL
008	427640	0065	4/9/04	\$299,950	1170	680	8	1952	4	10850	N	N	16911 21ST AVE SW
008	061600	0015	12/19/06	\$400,000	1180	320	8	1978	3	12800	N	N	20859 2ND PL SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	061600	0105	3/1/06	\$420,000	1180	500	8	1978	3	13500	N	N	20856 2ND PL SW
008	061600	0105	3/2/04	\$363,500	1180	500	8	1978	3	13500	N	N	20856 2ND PL SW
008	611650	0440	6/6/05	\$390,000	1200	0	8	1949	3	10217	N	N	16801 10TH AVE SW
008	292760	0405	6/8/04	\$450,000	1200	1190	8	1942	4	11116	Y	N	16701 31ST AVE SW
008	507240	0040	5/10/04	\$360,000	1220	910	8	1971	3	9625	N	N	17561 6TH PL SW
008	324000	0080	4/20/06	\$451,000	1250	620	8	1975	3	10900	N	N	457 SW 191ST ST
008	611650	0181	4/25/06	\$490,000	1250	1250	8	1961	3	11305	Y	N	17011 16TH AVE SW
008	507210	0120	10/27/05	\$410,000	1270	830	8	1958	3	10384	Y	N	17832 5TH AVE SW
008	374160	0045	7/7/04	\$329,000	1270	1270	8	1954	3	9306	N	N	2605 SW 167TH PL
008	433460	0020	3/15/05	\$375,000	1280	590	8	1951	4	16258	N	N	16444 MARINE VIEW DR SW
008	507210	0085	9/21/06	\$415,000	1280	0	8	1958	3	11136	Y	N	17835 5TH AVE SW
008	519410	0066	8/4/04	\$360,000	1280	720	8	1955	3	15405	Y	N	19909 MARINE VIEW DR SW
008	252303	9303	9/30/05	\$380,000	1290	630	8	1962	4	7200	N	N	1958 SW 164TH ST
008	200900	0555	6/23/06	\$400,000	1300	0	8	1982	3	13000	N	N	21618 5TH AVE S
008	507230	0170	4/26/05	\$425,000	1300	1070	8	1958	3	13500	N	N	222 SW 177TH ST
008	292860	0140	2/14/05	\$500,000	1310	1310	8	1957	4	41720	Y	N	2703 SW 170TH ST
008	440680	0010	3/1/06	\$415,950	1320	220	8	1958	3	8504	N	N	248 SW 184TH ST
008	292960	0092	5/21/04	\$464,000	1320	780	8	1973	3	16850	Y	N	1643 SW HILLCREST RD
008	789380	0005	9/7/06	\$485,000	1320	1320	8	1981	3	15936	Y	N	115 S 214TH ST
008	310200	0120	2/22/06	\$531,000	1340	540	8	1987	4	8100	N	N	18134 6TH PL SW
008	857640	0130	7/20/05	\$470,000	1340	1240	8	1992	3	15390	Y	N	251 SW 183RD ST
008	507210	0051	8/3/06	\$487,500	1350	120	8	1958	3	9900	N	N	17814 6TH AVE SW
008	507210	0051	12/17/04	\$334,750	1350	120	8	1958	3	9900	N	N	17814 6TH AVE SW
008	061600	0270	7/8/05	\$495,000	1380	440	8	1937	3	7440	N	N	21020 MARINE VIEW DR SW
008	507230	0160	4/5/06	\$455,000	1390	800	8	1958	3	9900	N	N	240 SW 177TH ST
008	611750	2165	5/4/04	\$458,500	1390	700	8	1954	3	11960	Y	N	1233 NORMANDY TER SW
008	507240	0130	6/28/06	\$537,000	1400	810	8	1960	3	9900	Y	N	467 SW 175TH PL
008	507242	0070	8/31/04	\$411,000	1400	1340	8	1973	3	14605	N	N	717 SW 179TH CT
008	507210	0010	5/10/05	\$404,000	1410	0	8	1963	3	11000	N	N	17859 6TH PL SW
008	611230	0020	3/30/04	\$420,000	1420	780	8	1977	3	15250	N	N	417 SW 197TH ST
008	611650	0456	6/8/05	\$440,000	1430	1430	8	1978	3	22900	N	N	16840 12TH AVE SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	292760	0415	5/3/04	\$360,000	1430	570	8	1956	4	11250	Y	N	16710 32ND AVE SW
008	061800	0115	10/27/04	\$355,000	1440	1440	8	1959	3	17700	N	N	20614 4TH AVE SW
008	302304	9198	8/25/05	\$749,950	1450	810	8	1992	3	20068	Y	N	1358 SW 174TH ST
008	310200	0140	4/10/06	\$443,000	1450	1100	8	1975	3	8666	N	N	18209 6TH AVE SW
008	768040	0151	6/28/05	\$435,000	1450	950	8	1949	4	34963	Y	N	16627 MARINE VIEW DR SW
008	611650	0270	11/29/04	\$480,000	1450	820	8	1952	4	12001	Y	N	17056 16TH AVE SW
008	507241	0010	1/9/06	\$510,000	1460	1340	8	1973	3	11000	N	N	17815 7TH PL SW
008	611750	0320	5/9/06	\$560,000	1460	840	8	1951	3	13791	Y	N	18125 BRITTANY DR SW
008	292760	0690	9/1/05	\$850,000	1470	1050	8	1948	3	13803	Y	N	16740 MAPLEWILD AVE SW
008	507220	0045	3/10/06	\$475,000	1470	640	8	1958	3	10000	N	N	17820 4TH AVE SW
008	200900	0915	3/18/05	\$412,500	1470	800	8	1964	3	17534	N	N	21626 3RD AVE S
008	200900	0915	5/20/04	\$351,000	1470	800	8	1964	3	17534	N	N	21626 3RD AVE S
008	611750	1000	6/19/06	\$565,000	1480	0	8	1952	5	9700	Y	N	819 SW CRESCENT RD
008	611860	0055	8/19/04	\$293,000	1480	0	8	1954	3	9700	Y	N	404 SW 182ND ST
008	507230	0190	8/12/04	\$385,000	1500	1150	8	1957	3	12400	N	N	213 SW 177TH ST
008	062204	9067	1/29/04	\$375,000	1500	1500	8	1955	3	18295	N	N	20005 MARINE VIEW DR SW
008	188850	0030	8/18/05	\$439,500	1510	590	8	1976	4	15000	N	N	106 SW 194TH ST
008	302304	9212	12/28/04	\$495,000	1510	1510	8	1962	3	47044	N	N	1135 SW 174TH ST
008	151600	0025	10/13/05	\$534,950	1510	800	8	1961	3	16300	Y	N	242 SW 189TH PL
008	252303	9021	5/12/04	\$421,000	1510	0	8	1946	3	36565	Y	N	16040 MAPLEWILD AVE SW
008	507190	0070	5/25/04	\$415,000	1510	1190	8	1963	3	11040	Y	N	225 SW 178TH ST
008	507240	0270	2/1/06	\$559,950	1520	810	8	1961	3	9900	Y	N	466 SW 175TH PL
008	611750	0405	6/22/06	\$585,000	1520	800	8	1959	3	13600	Y	N	18184 NORMANDY TER SW
008	061600	0230	9/7/06	\$530,000	1530	0	8	1960	3	14400	N	N	20914 MARINE VIEW DR SW
008	292760	0440	3/4/05	\$450,000	1550	0	8	1948	4	11250	N	N	16746 32ND AVE SW
008	188850	0050	1/21/05	\$408,000	1550	1000	8	1965	4	15600	Y	N	120 SW 194TH ST
008	611750	0875	11/14/05	\$589,950	1560	1000	8	1955	4	15400	Y	N	18655 8TH AVE SW
008	507230	0140	7/23/04	\$393,000	1560	1300	8	1957	3	9900	Y	N	328 SW 177TH ST
008	611750	0785	11/7/05	\$505,000	1580	720	8	1960	3	12600	Y	N	18641 BEVERLY RD SW
008	312304	9238	12/1/06	\$570,000	1590	910	8	1961	3	10800	Y	N	19005 4TH AVE SW
008	312304	9238	11/24/04	\$358,250	1590	910	8	1961	3	10800	Y	N	19005 4TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	312304	9269	7/3/06	\$675,000	1630	1370	8	1965	3	11103	N	N	618 SW 189TH ST
008	302304	9196	7/26/04	\$383,000	1630	1630	8	1965	3	18462	N	N	1334 SW 174TH ST
008	507240	0380	9/27/05	\$465,000	1640	770	8	1966	3	11000	Y	N	449 SW 175TH ST
008	507230	0175	8/9/04	\$418,000	1640	1370	8	1958	3	12828	N	N	212 SW 177TH ST
008	611650	0351	5/19/04	\$407,950	1650	0	8	1950	4	21700	N	N	1410 SW 170TH ST
008	611750	0885	3/16/04	\$480,000	1660	500	8	1954	4	20200	Y	N	18666 BEVERLY RD SW
008	519410	0075	4/13/05	\$495,000	1680	850	8	1958	4	16320	N	N	19929 MARINE VIEW DR SW
008	611540	0011	9/11/06	\$665,000	1690	420	8	1961	3	21692	Y	N	133 SW 192ND ST
008	182720	0162	1/25/05	\$580,000	1690	480	8	1985	3	10485	Y	N	17600 SYLVESTER RD SW
008	611540	0004	8/12/05	\$570,000	1700	1510	8	1956	3	22156	Y	N	163 SW 192ND ST
008	324000	0060	1/15/04	\$477,000	1710	1130	8	1977	3	33612	N	N	450 SW 191ST ST
008	182720	0325	8/5/05	\$950,000	1720	0	8	1979	3	13860	Y	Y	2601 SW 172ND ST
008	611090	0030	9/7/04	\$478,999	1730	1000	8	1979	4	14385	N	N	20126 MARINE VIEW DR SW
008	611750	1655	10/19/05	\$940,000	1740	400	8	1958	3	28700	Y	Y	19253 EDGECLIFF DR SW
008	776570	0025	9/1/04	\$444,000	1740	0	8	1950	4	28900	N	N	812 SW 174TH ST
008	151600	0010	3/1/05	\$535,000	1750	750	8	1960	3	16240	Y	N	18836 4TH AVE SW
008	310200	0020	1/8/04	\$409,900	1750	730	8	1992	3	8764	N	N	614 SW 181ST PL
008	312304	9230	10/22/04	\$475,000	1770	0	8	1962	3	12462	Y	N	18629 2ND AVE SW
008	509780	0050	9/12/06	\$450,000	1790	330	8	1978	3	23546	N	N	17422 1ST PL SW
008	929080	0045	2/13/06	\$547,000	1790	1240	8	1955	3	18900	Y	N	18853 1ST PL SW
008	512240	0120	3/2/05	\$447,500	1790	0	8	1950	4	13809	Y	N	2609 SW 164TH PL
008	857640	0110	9/13/05	\$425,000	1800	170	8	1964	3	13700	N	N	229 SW 183RD ST
008	507241	0040	2/16/05	\$430,000	1800	1110	8	1973	3	12325	N	N	17837 7TH PL SW
008	770155	0070	4/13/04	\$495,000	1820	1710	8	1983	3	16033	N	N	18816 6TH AVE SW
008	507240	0230	9/19/06	\$520,000	1850	1120	8	1959	3	14600	Y	N	434 SW 175TH PL
008	611230	0130	8/28/06	\$625,500	1860	650	8	1974	3	15002	N	N	404 SW 197TH ST
008	816370	0020	12/16/04	\$440,000	1860	800	8	1968	3	12768	N	N	330 SW 203RD ST
008	062204	9119	3/7/06	\$599,950	1870	1870	8	1962	3	20037	Y	N	708 SW 199TH PL
008	611750	0025	9/28/05	\$769,500	1880	1350	8	1965	3	13366	Y	N	18230 TERRACE CT
008	611440	0115	8/22/06	\$558,000	1880	0	8	1951	4	28760	N	N	17442 4TH AVE SW
008	507240	0170	7/28/05	\$615,000	1880	1560	8	1959	3	10000	Y	N	425 SW 175TH PL

Improved Sales Used in this Annual Update Analysis
Area 49
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	507190	0025	11/21/05	\$449,000	1880	0	8	1956	3	9350	Y	N	17819 3RD AVE SW
008	611440	0115	8/16/05	\$425,000	1880	0	8	1951	4	28760	N	N	17442 4TH AVE SW
008	210520	0016	1/24/05	\$475,000	1880	1330	8	1989	3	7225	N	N	18105 6TH AVE SW
008	507240	0360	5/24/05	\$375,000	1880	0	8	1973	3	9900	Y	N	613 SW 175TH ST
008	509780	0030	11/5/04	\$393,000	1910	880	8	1976	4	21601	N	N	17430 1ST PL SW
008	770155	0110	3/13/06	\$750,000	1930	1490	8	1983	3	16923	N	N	18809 6TH AVE SW
008	611440	0101	5/23/06	\$670,000	1930	900	8	1957	3	31850	N	N	17164 6TH PL SW
008	302304	9219	6/22/04	\$470,000	1930	390	8	1950	4	19488	Y	N	1369 SW 174TH ST
008	768040	0190	4/22/04	\$530,000	1930	430	8	1959	3	20559	Y	N	16601 25TH AVE SW
008	611920	0050	6/23/04	\$355,000	1950	0	8	1954	3	10400	Y	N	504 SW 181ST ST
008	061600	0320	7/11/06	\$531,950	1970	0	8	1950	3	16920	N	N	20915 MARINE VIEW DR SW
008	292760	0020	7/14/04	\$317,001	1970	0	8	1952	4	11250	N	N	16905 26TH AVE SW
008	279180	0080	10/21/04	\$390,000	1980	0	8	1956	3	9350	N	N	643 SW 183RD ST
008	611750	1505	8/5/05	\$425,000	2000	0	8	1953	4	16198	N	N	19303 MARINE VIEW DR SW
008	611750	1970	3/28/06	\$625,000	2040	0	8	1939	4	11543	Y	N	17980 BRITTANY DR SW
008	300180	0075	2/25/05	\$389,950	2040	0	8	1960	4	7200	N	N	1955 SW 167TH ST
008	061600	0200	6/9/05	\$415,000	2040	0	8	1959	5	13860	N	N	20818 MARINE VIEW DR SW
008	611750	1960	7/21/05	\$470,000	2050	0	8	1951	4	13130	Y	N	1106 SHOREMONT AVE
008	507220	0010	10/8/04	\$417,000	2070	580	8	1956	3	10890	Y	N	350 SW 178TH ST
008	028270	0030	9/15/04	\$387,000	2090	600	8	1965	3	15250	Y	N	19451 1ST PL SW
008	292760	0530	3/17/05	\$1,194,000	2110	0	8	1929	5	29425	Y	N	16741 32ND AVE SW
008	433500	0160	11/17/04	\$392,000	2110	0	8	1951	4	15322	N	N	16529 21ST AVE SW
008	028250	0050	7/12/06	\$560,000	2120	1240	8	1962	3	15001	Y	N	19640 4TH AVE SW
008	312304	9220	9/9/05	\$499,000	2130	0	8	1979	3	10341	Y	N	418 SW 189TH ST
008	279180	0030	9/27/05	\$368,550	2130	0	8	1956	3	7990	N	N	618 SW 183RD ST
008	611750	2575	3/15/05	\$434,000	2160	0	8	1978	3	14990	N	N	18990 NORMANDY PARK DR SW
008	611650	0442	5/14/04	\$495,000	2180	0	8	1997	3	18462	N	N	16811 10TH AVE SW
008	763120	0085	10/4/05	\$800,000	2180	800	8	1917	5	25900	Y	Y	16935 MAPLEWILD AVE SW
008	302304	9114	9/20/06	\$680,000	2200	890	8	1951	3	16170	Y	N	1368 SW 174TH ST
008	061600	0135	11/28/05	\$545,000	2220	0	8	1997	3	11200	N	N	20855 2ND PL SW
008	611650	0450	6/30/04	\$495,000	2220	1880	8	1959	4	57934	Y	N	16824 12TH PL SW

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Area 49
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	612020	0005	4/24/06	\$581,000	2250	0	8	1954	5	20034	N	N	866 NORMANDY TER SW
008	885775	0030	2/11/05	\$376,000	2260	0	8	1973	3	16200	N	N	830 SW 168TH PL
008	312304	9231	4/27/05	\$632,500	2270	2050	8	1978	3	15731	Y	N	18631 2ND AVE SW
008	611650	0186	7/11/06	\$690,000	2280	1420	8	1959	3	15273	Y	N	1605 SW 170TH ST
008	611750	1915	10/11/04	\$485,000	2280	0	8	1977	3	11781	N	N	17923 MARINE VIEW DR SW
008	611650	0280	5/20/05	\$550,000	2280	0	8	1949	3	20193	Y	N	1636 SW HILLCREST RD
008	302304	9284	4/22/05	\$622,500	2290	760	8	1955	4	53143	N	N	404 SW 171ST PL
008	770155	0010	6/9/05	\$459,500	2310	0	8	1982	3	15201	N	N	625 SW 189TH ST
008	302304	9277	5/20/05	\$555,000	2380	0	8	1954	4	23086	N	N	225 SW 171ST ST
008	611750	0695	9/9/04	\$490,000	2380	720	8	1951	3	17500	Y	N	18540 BRITTANY DR SW
008	292760	0665	12/30/05	\$516,550	2400	0	8	1960	3	11600	Y	N	16911 33RD AVE SW
008	929080	0070	5/1/06	\$649,995	2410	0	8	1913	5	23118	Y	N	18818 1ST PL SW
008	611440	0028	7/29/05	\$396,000	2410	1190	8	1968	3	17300	N	N	17402 6TH AVE SW
008	611750	1855	9/29/04	\$450,000	2450	0	8	1977	4	12097	Y	N	17968 MARINE VIEW DR SW
008	507241	0070	10/2/06	\$699,950	2519	0	8	1973	5	8690	N	N	17836 7TH PL SW
008	507241	0070	11/24/04	\$420,000	2519	0	8	1973	5	8690	N	N	17836 7TH PL SW
008	929080	0050	12/17/04	\$440,000	2570	0	8	1953	3	14033	Y	N	18843 1ST PL SW
008	763240	0400	11/4/05	\$895,000	2630	560	8	1941	4	29982	Y	N	16067 MAPLEWILD AVE SW
008	252303	9082	10/26/06	\$540,000	2700	0	8	1987	3	10890	N	N	2119 SW 162ND CT
008	612020	0027	5/17/05	\$525,000	2730	0	8	1986	3	12300	N	N	804 NORMANDY TER SW
008	061600	0359	7/23/04	\$630,000	2730	0	8	1965	3	64468	Y	N	20809 MARINE VIEW DR SW
008	433460	0030	5/18/06	\$485,000	2780	0	8	1951	3	13500	N	N	16468 MARINE VIEW DR SW
008	182720	0290	3/15/06	\$1,300,000	2800	470	8	1985	3	14110	Y	Y	2643 SW 172ND ST
008	252303	9044	12/5/05	\$586,000	2890	0	8	1999	3	12104	N	N	2025 SW 163RD CT
008	062204	9115	12/13/05	\$520,000	2930	0	8	1967	3	15246	N	N	20129 MARINE VIEW DR SW
008	302304	9214	2/17/04	\$445,000	3020	0	8	1953	3	42253	N	N	17248 4TH AVE SW
008	611750	1375	5/11/04	\$417,000	3030	0	8	1959	4	15334	N	N	19435 MARINE VIEW DR SW
008	210520	0041	11/3/06	\$575,000	3050	0	8	1973	3	8800	N	N	620 SW NORMANDY RD
008	816370	0010	3/7/06	\$629,150	3050	1200	8	1969	3	18408	N	N	325 SW 203RD ST
008	611140	0030	6/29/06	\$799,000	3052	0	8	2005	3	10164	N	N	410 SW 200TH ST
008	302304	9351	8/14/06	\$785,000	3080	0	8	1966	5	20037	N	N	222 SW 171ST ST

Improved Sales Used in this Annual Update Analysis
Area 49
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	763120	0010	5/17/04	\$625,000	3080	0	8	1995	3	11520	Y	N	16735 MAPLEWILD AVE SW
008	611750	0620	6/7/04	\$1,400,000	3120	1100	8	1942	5	30305	Y	Y	18901 EDGECLIFF DR SW
008	611140	0035	1/23/06	\$795,500	3613	0	8	2005	3	9804	N	N	404 SW 200TH ST
008	302304	9076	3/29/05	\$479,100	1110	1200	9	1981	3	24460	N	N	1213 SW 174TH ST
008	395670	0030	9/5/06	\$1,200,233	1220	1010	9	1973	3	56628	Y	N	721 SW 199TH PL
008	292960	0127	6/28/06	\$532,000	1410	1290	9	1971	3	18235	Y	N	17226 HILLCREST TER SW
008	292760	0640	10/19/04	\$515,000	1490	0	9	1977	3	10934	Y	N	16710 33RD AVE SW
008	509780	0100	5/10/04	\$398,000	1540	430	9	1978	3	20600	N	N	17402 1ST PL SW
008	611750	0830	7/10/06	\$480,000	1610	390	9	1952	3	46173	Y	N	18536 MARINE VIEW DR SW
008	061600	0245	4/21/05	\$479,000	1680	1000	9	1978	3	14400	N	N	20934 MARINE VIEW DR SW
008	028270	0050	3/11/04	\$435,000	1800	900	9	1976	3	14185	Y	N	19461 1ST PL SW
008	776470	0005	8/9/06	\$718,000	1900	450	9	1980	3	15000	Y	N	17260 SYLVESTER RD SW
008	292960	0004	12/13/04	\$650,000	1920	960	9	1970	3	17851	Y	N	1969 SW HILLCREST RD
008	611750	1190	11/14/06	\$625,000	2030	990	9	1965	4	27318	Y	N	19479 NORMANDY PARK DR SW
008	611750	2763	7/6/06	\$1,300,000	2120	2120	9	1987	3	21323	Y	N	18425 8TH AVE SW
008	324000	0140	10/27/06	\$500,000	2120	1020	9	1976	3	9944	N	N	415 SW 191ST ST
008	611750	2795	10/13/05	\$725,000	2130	1370	9	1977	3	20200	Y	N	18507 NORMANDY TER SW
008	061600	0367	8/11/05	\$600,000	2140	820	9	1977	3	15400	N	N	20801 MARINE VIEW DR SW
008	182720	0165	10/26/04	\$620,500	2160	0	9	1984	3	17820	Y	N	17434 SYLVESTER RD SW
008	292860	0385	9/29/06	\$700,000	2160	0	9	1988	3	18318	Y	N	2805 SW 171ST ST
008	611750	1660	11/27/06	\$1,380,000	2280	1220	9	1956	3	29400	Y	Y	19263 EDGECLIFF DR SW
008	312304	9249	6/13/06	\$540,000	2280	0	9	1987	3	23764	N	N	445 SW 189TH ST
008	312304	9249	7/3/05	\$522,950	2280	0	9	1987	3	23764	N	N	445 SW 189TH ST
008	292960	0055	1/10/05	\$640,000	2300	900	9	1967	4	19950	Y	N	17425 SYLVESTER RD SW
008	000120	0013	6/16/06	\$1,000,000	2312	1452	9	2005	3	20156	N	N	1148 SW SHOREBROOK DR
008	611750	0466	4/28/06	\$1,600,000	2320	1690	9	1937	4	17802	Y	Y	18107 NORMANDY TER SW
008	763120	0005	6/16/06	\$1,265,000	2340	1630	9	1957	3	9982	Y	Y	16733 MAPLEWILD AVE SW
008	763180	0120	6/8/04	\$480,000	2430	630	9	1990	3	6376	Y	N	16537 MAPLEWILD AVE SW
008	312304	9243	8/26/04	\$760,000	2490	2160	9	1971	3	21780	Y	N	18814 4TH AVE SW
008	302304	9247	11/13/06	\$865,000	2680	890	9	1951	4	17034	N	N	1335 SW 174TH ST
008	182720	0275	8/3/04	\$951,000	2730	700	9	1973	3	13860	Y	Y	2657 SW 172ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	611750	0011	4/21/04	\$725,000	2780	0	9	1933	4	19947	Y	N	18222 TERRACE CT
008	611540	0267	11/16/04	\$630,000	2957	0	9	2004	3	18000	N	N	20402 2ND AVE SW
008	028250	0080	6/14/05	\$615,000	3010	1620	9	1987	3	17576	Y	N	19432 4TH AVE SW
008	062204	9045	6/8/05	\$487,500	3010	0	9	1983	3	17424	N	N	20311 MARINE VIEW DR SW
008	611750	0120	9/8/04	\$492,000	3210	0	9	1977	3	9053	Y	N	1017 SHOREMONT AVE
008	688090	0060	11/8/05	\$815,000	3480	0	9	1992	3	34145	N	N	703 SW 174TH PL
008	611790	0500	6/27/05	\$707,000	3560	0	9	2003	3	15074	N	N	19244 NORMANDY PARK DR SW
008	252303	9033	6/2/05	\$1,800,000	4900	0	9	1918	5	51400	Y	N	16220 MAPLEWILD AVE SW
008	611340	0066	7/21/06	\$675,000	1910	1840	10	1987	3	15463	Y	N	19650 MARINE VIEW DR SW
008	302304	9173	12/9/04	\$495,000	1950	0	10	1973	5	53143	N	N	16805 6TH AVE SW
008	262303	9024	7/5/05	\$1,899,000	2170	1300	10	1998	3	6964	Y	Y	16767 MAPLEWILD AVE SW
008	028265	0090	12/27/05	\$735,000	2360	1290	10	1978	3	17200	Y	Y	19630 4TH AVE SW
008	062204	9008	10/18/06	\$1,075,000	2400	1890	10	1983	3	61997	Y	N	20434 10TH PL SW
008	611970	0010	9/12/05	\$590,000	2430	0	10	1986	3	13200	N	N	18615 5TH AVE SW
008	061600	0215	5/8/06	\$595,000	2500	0	10	1978	3	14400	N	N	20844 MARINE VIEW DR SW
008	292760	0630	7/12/06	\$935,000	2530	250	10	1978	3	9550	Y	N	3235 SW 166TH ST
008	611750	0615	12/17/04	\$1,220,000	2590	1000	10	1966	3	27115	Y	Y	18831 EDGECLIFF DR SW
008	763240	0300	10/6/06	\$980,000	2720	600	10	1981	3	15370	Y	Y	15939 MAPLEWILD AVE SW
008	611750	2775	3/9/04	\$1,750,000	2750	0	10	1961	4	36050	Y	Y	18161 NORMANDY TER SW
008	611750	0610	10/18/06	\$1,520,000	2920	2000	10	1968	3	26390	Y	Y	18815 EDGECLIFF DR SW
008	611970	0140	4/6/05	\$748,000	3040	1190	10	1994	5	16500	Y	N	18624 5TH PL SW
008	611790	0340	6/23/04	\$625,000	3080	0	10	1996	3	16698	N	N	253 SW 193RD PL
008	182720	0105	2/9/06	\$1,164,000	3130	360	10	1993	3	15120	Y	N	17326 21ST AVE SW
008	312304	9271	10/20/05	\$700,000	3180	0	10	1966	3	47110	N	N	444 SW 192ND ST
008	611340	0055	3/4/04	\$825,000	3420	0	10	1990	3	20300	N	N	19450 NORMANDY PARK DR SW
008	252303	9080	8/2/05	\$995,000	3440	0	10	1988	3	55756	Y	N	2419 SW 170TH ST
008	062204	9139	5/8/06	\$915,000	3580	0	10	1998	3	19037	N	N	19208 NORMANDY PARK DR SW
008	611340	0121	3/4/04	\$715,000	3590	0	10	2003	3	15019	N	N	19901 4TH AVE SW
008	611440	0142	6/16/05	\$590,000	3600	0	10	1976	3	20001	N	N	17200 4TH AVE SW
008	611340	0123	4/15/04	\$710,000	3660	0	10	2004	3	15019	N	N	19903 4TH AVE SW
008	061800	0080	5/28/04	\$525,000	3670	0	10	1964	3	19800	Y	N	20600 6TH AVE SW

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Area 49
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	611790	0430	4/1/04	\$615,000	3790	0	10	1989	3	15050	N	N	226 SW 193RD PL
008	062204	9076	7/17/06	\$870,000	3880	0	10	1987	3	15041	N	N	20203 MARINE VIEW DR SW
008	611790	0290	9/14/04	\$641,000	4130	0	10	1990	3	15051	N	N	240 SW 194TH PL
008	611790	0460	1/9/04	\$612,000	4190	0	10	1990	3	15033	N	N	258 SW 193RD PL
008	302304	9128	6/29/06	\$805,000	4330	0	10	1978	3	30056	N	N	17429 2ND AVE SW
008	611340	0125	5/17/04	\$775,000	4760	0	10	2004	3	15019	N	N	19905 4TH AVE SW
008	611750	0546	11/4/05	\$2,100,000	1930	1200	11	1969	3	29600	Y	Y	18535 NORMANDY TER SW
008	292860	0085	9/7/06	\$1,000,000	2630	750	11	1996	3	14797	Y	N	2844 SW SW 171ST ST
008	611790	0130	7/20/06	\$854,950	3220	0	11	1988	3	15005	N	N	19337 4TH AVE SW
008	611790	0300	2/24/05	\$689,000	3250	0	11	1991	3	15018	N	N	252 SW 194TH PL
008	611790	0350	3/18/04	\$625,000	3620	0	11	1994	3	16584	N	N	245 SW 193RD PL
008	611790	0020	11/5/04	\$684,000	3850	0	11	1989	3	15020	N	N	19305 4TH PL SW
008	611790	0450	6/16/06	\$935,000	4040	0	11	1990	3	15073	N	N	250 SW 193RD PL
008	611790	0040	6/23/04	\$779,000	4350	0	11	1991	3	15012	N	N	19405 4TH PL SW
008	611790	0400	6/1/04	\$583,000	4430	0	11	1989	4	15126	N	N	204 SW 193RD PL

Improved Sales Removed from this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	122303	9016	1/30/06	\$65,000	DOR RATIO;PREVIMP<=25K
003	122303	9067	7/20/05	\$800,000	IMP COUNT
003	122303	9071	6/21/06	\$1,025,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	184200	0060	1/21/04	\$233,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	184200	0105	9/27/04	\$57,848	DOR RATIO
003	184200	0330	8/5/05	\$251,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	233880	0045	2/19/04	\$200,000	DOR RATIO
003	233880	0080	1/5/06	\$320,000	IMP COUNT
003	233880	0120	4/22/04	\$340,900	QUESTIONABLE PER SALES IDENTIFICATION
003	273160	0040	8/1/06	\$895,000	UNFIN AREA
003	273160	0040	7/15/05	\$825,000	UNFIN AREA
003	296680	0005	7/25/05	\$177,550	DOR RATIO;QUIT CLAIM DEED
003	296680	0030	2/13/04	\$285,000	NON-REPRESENTATIVE SALE
003	354160	0260	10/14/04	\$230,000	DOR RATIO;STATEMENT TO DOR
003	354160	0475	3/26/04	\$266,608	QUIT CLAIM DEED
003	354170	0130	3/1/05	\$468,000	RELOCATION - SALE BY SERVICE
003	354170	0130	2/25/05	\$468,000	RELOCATION - SALE TO SERVICE
003	360660	0020	11/20/06	\$555,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	433140	0075	2/19/04	\$185,000	Diagnostic Outlier-SAS
003	433140	0085	10/28/05	\$226,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	433220	0115	6/3/04	\$229,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	447700	0195	8/16/06	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	447700	0280	1/18/05	\$1,250,000	Diagnostic Outlier-SAS
003	447700	0300	2/10/05	\$469,500	OBSOL
003	447700	0300	5/14/04	\$357,550	OBSOL
003	610240	0030	5/10/04	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	610240	0080	3/16/04	\$362,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	632600	0045	7/18/05	\$210,000	Diagnostic Outlier-SAS
003	632600	0045	5/3/05	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	632600	0285	4/6/05	\$481,100	RELOCATION - SALE BY SERVICE
003	632600	0285	4/4/05	\$481,100	RELOCATION - SALE TO SERVICE
003	632700	0185	8/28/06	\$399,950	RELOCATION - SALE BY SERVICE
003	632700	0185	10/25/04	\$302,000	RELOCATION - SALE BY SERVICE
003	632700	0185	7/28/06	\$399,950	RELOCATION - SALE TO SERVICE
003	632700	0185	10/20/04	\$302,000	RELOCATION - SALE TO SERVICE
003	711000	0053	9/27/05	\$1,300,000	%COMPL
003	763580	0960	2/18/04	\$104,312	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
003	763580	0991	6/7/05	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	763580	1081	6/23/06	\$449,950	OBSOL
003	763580	1413	8/22/05	\$365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	763740	0040	7/21/04	\$368,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	763740	0150	2/28/06	\$334,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	777420	0010	12/5/05	\$578,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	777420	0095	5/19/04	\$270,000	QUESTIONABLE PER SALES IDENTIFICATION

Improved Sales Removed from this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	777920	0060	5/27/05	\$530,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	777920	0160	6/2/04	\$194,000	DOR RATIO;QUIT CLAIM DEED
003	777920	0320	7/26/05	\$385,000	UNFIN AREA
003	777920	0400	9/25/06	\$775,000	Diagnostic Outlier-SAS
003	778400	0085	6/21/06	\$665,188	RELOCATION - SALE BY SERVICE
003	778400	0085	6/21/06	\$665,188	RELOCATION - SALE TO SERVICE
003	778400	0100	1/20/06	\$123,500	DOR RATIO;QUIT CLAIM DEED
003	778400	0155	10/7/04	\$200,000	DOR RATIO;QUIT CLAIM DEED
003	783580	0017	1/16/04	\$104,697	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
003	783580	0141	10/13/04	\$258,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	810300	0110	7/29/04	\$55,000	DOR RATIO;QUIT CLAIM DEED;
003	810360	0007	6/2/06	\$599,500	Diagnostic Outlier-SAS
003	810360	0007	4/21/05	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	810360	0036	4/2/04	\$294,950	UNFIN AREA
007	024300	0080	6/12/06	\$86,399	DOR RATIO;QUIT CLAIM DEED;
007	024300	0285	4/28/04	\$260,000	NO MARKET EXPOSURE
007	093600	0165	8/20/04	\$355,000	RELOCATION - SALE TO SERVICE
007	121700	0455	1/25/04	\$40,000	DOR RATIO;QUIT CLAIM DEED
007	296880	0235	8/27/04	\$320,850	IMP COUNT
007	296880	0415	1/5/06	\$299,950	IMP COUNT
007	296880	0685	9/1/05	\$191,000	UNFIN AREA;RELATED PARTY, FRIEND, OR NEIGHBOR
007	296880	0692	2/22/05	\$100,000	DOR RATIO
007	296880	0705	7/20/04	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	296880	0835	12/14/06	\$78,530	DOR RATIO;QUIT CLAIM DEED;
007	296880	0875	12/3/04	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	296880	0876	6/13/05	\$175,000	%COMPL
007	296880	1045	8/31/05	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	296880	1325	5/24/04	\$60,000	DOR RATIO;UNFIN AREA;
007	419740	0070	7/15/04	\$200,000	IMP COUNT;RELATED PARTY, FRIEND, OR NEIGHBOR
007	441560	0015	3/5/04	\$246,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	502890	0040	7/24/06	\$499,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	028265	0240	7/8/04	\$310,000	Diagnostic Outlier-Residual
008	061600	0160	8/16/05	\$400,000	RELOCATION - SALE BY SERVICE
008	061600	0160	8/17/05	\$400,000	RELOCATION - SALE TO SERVICE
008	061700	0085	8/30/05	\$300,000	%COMPL
008	061700	0085	4/21/05	\$180,000	DOR RATIO;%COMPL
008	061800	0055	8/25/04	\$570,000	UNFIN AREA
008	061900	0115	9/19/05	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	062204	9007	4/20/05	\$1,350,000	IMP COUNT
008	062204	9073	7/7/05	\$241,396	DOR RATIO;MULTI-PARCEL SALE;
008	062204	9073	7/7/05	\$34,485	DOR RATIO;MULTI-PARCEL SALE;
008	062204	9073	7/7/05	\$34,485	DOR RATIO;MULTI-PARCEL SALE;
008	062204	9073	7/7/05	\$34,485	DOR RATIO;MULTI-PARCEL SALE;
008	062204	9073	7/29/05	\$94,838	DOR RATIO;MULTI-PARCEL SALE;
008	062204	9073	7/29/05	\$94,823	DOR RATIO;MULTI-PARCEL SALE;

Improved Sales Removed from this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	062204	9077	7/22/04	\$498,556	DOR RATIO;QUIT CLAIM DEED
008	062204	9077	4/12/04	\$292,262	DOR RATIO;QUIT CLAIM DEED;
008	062204	9111	11/17/05	\$520,000	UNFIN AREA
008	062204	9112	1/6/05	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	062204	9138	3/23/05	\$1,077,000	OBSOL
008	151600	0010	3/8/05	\$337,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	151600	0030	6/12/06	\$678,500	RELOCATION - SALE BY SERVICE
008	151600	0030	6/8/06	\$678,500	RELOCATION - SALE TO SERVICE
008	182720	0270	5/31/06	\$846,000	IMP COUNT
008	200900	0475	11/14/05	\$618,100	Lack of Representation-Year Built<1911
008	200900	1630	7/8/04	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	210520	0018	7/29/04	\$419,000	RELOCATION - SALE BY SERVICE
008	210520	0018	7/29/04	\$419,000	RELOCATION - SALE TO SERVICE
008	252303	9037	9/1/04	\$324,000	DOR RATIO;%COMPL;STATEMENT TO DOR
008	252303	9077	11/22/05	\$1,075,000	OBSOL
008	252303	9087	3/21/05	\$222,650	NON-REPRESENTATIVE SALE
008	252303	9136	8/24/04	\$200,000	Diagnostic Outlier-SAS
008	252303	9148	3/16/05	\$387,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	252303	9149	11/30/04	\$560,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	252303	9157	4/28/04	\$265,000	IMP COUNT
008	252303	9289	1/4/05	\$100,000	DOR RATIO;QUIT CLAIM DEED;
008	252303	9306	6/21/06	\$385,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	262303	9030	5/12/05	\$1,420,000	IMP COUNT
008	286170	0050	6/21/06	\$425,000	OBSOL
008	293360	0035	1/1/04	\$152,000	DOR RATIO;QUIT CLAIM DEED;
008	300180	0115	7/6/04	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	300180	0166	9/9/04	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	302304	9260	8/23/04	\$40,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;
008	302304	9346	10/7/04	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	312304	9019	11/22/06	\$3,075,000	DOR RATIO
008	312304	9150	9/15/05	\$234,400	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	312304	9237	11/20/06	\$350,000	Diagnostic Outlier-SAS
008	312304	9264	2/20/04	\$187,600	DOR RATIO;QUIT CLAIM DEED;
008	312304	9264	2/9/04	\$160,351	DOR RATIO;QUIT CLAIM DEED;
008	362303	9006	4/4/06	\$1,500,000	Diagnostic Outlier-Residual
008	433500	0010	4/21/04	\$277,000	QUESTIONABLE PER SALES IDENTIFICATION
008	433500	0050	9/27/04	\$283,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	433500	0176	12/29/05	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	440680	0065	5/26/05	\$180,000	Diagnostic Outlier-SAS
008	507190	0075	11/23/04	\$333,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	507230	0150	12/30/04	\$465,000	RELOCATION - SALE BY SERVICE
008	507230	0150	12/21/04	\$465,000	RELOCATION - SALE TO SERVICE
008	610890	0010	2/26/04	\$500,000	DOR RATIO
008	611140	0030	5/12/05	\$235,000	DOR RATIO
008	611140	0035	12/15/04	\$230,000	DOR RATIO

Improved Sales Removed from this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	611140	0050	10/31/06	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611340	0091	10/21/05	\$749,950	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
008	611440	0070	7/5/05	\$685,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611440	0106	4/4/06	\$77,500	DOR RATIO;QUIT CLAIM DEED;
008	611540	0240	7/27/04	\$193,334	DOR RATIO;QUIT CLAIM DEED;
008	611650	0121	4/7/06	\$225,000	Diagnostic Outlier-SAS
008	611650	0456	3/11/04	\$147,350	DOR RATIO;QUIT CLAIM DEED;
008	611650	0456	3/11/04	\$178,987	DOR RATIO;QUIT CLAIM DEED;
008	611750	0245	1/8/04	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611750	0930	12/22/04	\$319,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611750	1630	5/10/06	\$840,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611750	1655	6/11/04	\$800,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611750	1870	10/15/04	\$118,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	611750	2185	11/9/05	\$1,275,000	QUESTIONABLE PER SALES IDENTIFICATION
008	611750	2794	6/22/06	\$1,950,000	OBSOL
008	611790	0250	7/22/05	\$720,000	TRADE
008	611920	0055	11/29/05	\$322,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611920	0070	11/7/05	\$525,000	RELOCATION - SALE BY SERVICE
008	611920	0070	11/7/05	\$525,000	RELOCATION - SALE TO SERVICE
008	763120	0016	6/7/04	\$545,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	763120	0101	5/24/05	\$430,000	Lack of Representation-Year Built<1911
008	763120	0170	8/1/05	\$369,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	763120	0200	6/19/06	\$673,500	EXEMPT FROM EXCISE TAX;
008	763120	0246	7/23/04	\$98,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
008	763120	0251	10/2/06	\$585,000	OBSOL
008	763180	0095	10/20/06	\$290,000	%NETCOND;PREVIMP<=25K
008	763180	0110	5/2/05	\$475,001	OBSOL;EXEMPT FROM EXCISE TAX
008	763180	0160	5/2/06	\$340,000	DOR RATIO
008	768040	0070	10/18/05	\$529,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	789380	2445	12/6/06	\$1,050,000	Diagnostic Outlier-SAS
008	809600	0176	8/14/06	\$550,000	Lack of Representation-LotSize <5000
008	885775	0020	5/3/04	\$352,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis
Area 49

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	122303	9015	06/29/2005	147500	41605	N	N
3	242303	9182	08/10/2006	140000	26136	N	N
3	242303	9182	08/09/2005	55000	26136	N	N
3	354160	0315	07/17/2006	81000	15200	Y	N
7	093600	0025	12/11/2006	175000	20808	N	N
7	093600	0025	05/25/2006	100000	20808	N	N
7	296880	0096	10/28/2005	200000	6784	N	N
7	296880	1549	08/01/2005	188000	7615	Y	N
7	419740	0046	02/18/2005	80000	14950	N	N
8	072204	9002	07/07/2005	208000	51836	Y	Y
8	182720	0125	08/02/2005	130000	15680	Y	N
8	182720	0130	09/05/2005	99950	13720	Y	N
8	200900	1170	05/04/2004	30000	5100	Y	Y
8	210520	0005	05/04/2005	265000	17000	N	N
8	262303	9019	10/08/2004	250000	5436	Y	Y
8	292860	0350	08/11/2004	99500	22200	Y	N
8	292860	0350	07/03/2006	169000	22200	Y	N
8	292960	0009	12/14/2004	67500	17556	Y	N
8	302304	9389	11/09/2004	180000	48585	N	N
8	312304	9087	12/14/2005	500000	53602	Y	N
8	362303	9002	02/09/2006	286000	29185	Y	Y
8	611750	1635	07/14/2005	780000	28900	Y	Y

Vacant Sales Removed from this Annual Update Analysis
Area 49

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	711000	0052	10/13/2005	75000	DORRatio
7	121700	0440	04/18/2005	18000	STATEMENT TO DOR;
7	419740	0063	01/13/2005	325000	DORRatio
8	200900	1170	04/27/2004	24000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	200900	1424	03/09/2005	1500000	TEAR DOWN; SEGREGATION AND/OR MERGER;
8	292760	0460	09/14/2006	250000	DORRatio
8	292760	0680	10/03/2004	75000	DORRatio
8	292760	0680	02/16/2005	89950	DORRatio
8	292860	0050	07/20/2004	135000	DORRatio
8	292960	0045	05/16/2006	182000	DORRatio
8	312304	9170	07/26/2005	426000	DORRatio
8	386450	0080	02/15/2006	15000	DORRatio
8	611750	2355	07/29/2005	94823	MULTI-PARCEL SALE; AND OTHER WARNINGS;
8	611750	2355	07/29/2005	94838	MULTI-PARCEL SALE; AND OTHER WARNINGS;
8	611750	2355	07/07/2005	34485	MULTI-PARCEL SALE; AND OTHER WARNINGS;
8	611750	2355	07/07/2005	241396	MULTI-PARCEL SALE; AND OTHER WARNINGS;
8	611750	2355	07/07/2005	34485	MULTI-PARCEL SALE; AND OTHER WARNINGS;
8	611750	2355	07/07/2005	34485	MULTI-PARCEL SALE; AND OTHER WARNINGS;
8	763180	0085	06/01/2006	170000	DORRatio
8	763180	0096	11/14/2006	170000	DORRatio



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
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(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature of "Scott Noble" in black ink.

SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr